

**GOLDSUN BUILDING MATERIALS CO.,
LTD. AND SUBSIDIARIES
CONSOLIDATED FINANCIAL STATEMENTS
WITH REPORT OF INDEPENDENT AUDITORS
FOR THE YEARS ENDED
DECEMBER 31, 2022 AND 2021**

Address: 7F, No.8, Xinhua 1st Rd., Neihu Dist., Taipei City, Taiwan (R.O.C.)

The reader is advised that these financial statements have been prepared originally in Chinese. In the event of a conflict between these financial statements and the original Chinese version or difference in interpretation between the two versions, the Chinese language financial statements shall prevail.

**GOLDSUN BUILDING MATERIALS CO., LTD.
AND SUBSIDIARIES**

INDEX

Items	Pages
Cover	1
Index	2
Representation Letter	3
Report of Independent Auditors	4-7
Consolidated Balance Sheets	8-9
Consolidated Statements of Comprehensive Income	10
Consolidated Statements of Changes in Equity	11
Consolidated Statements of Cash Flows	12
Notes to Consolidated Financial Statements	13-113

REPRESENTATION LETTER

The entities included in the consolidated financial statements as of December 31, 2022 and for the year then ended prepared under the International Financial Reporting Standards, No.10 are the same as the entities to be included in the combined financial statements of the Company, if any to be prepared, pursuant to the Criteria Governing Preparation of Affiliation Reports, Consolidated Business Reports and Consolidated Financial Statements of Affiliated Enterprises (referred to as “Combined Financial Statements”). Also, the footnotes disclosed in the Consolidated Financial Statements have fully covered the required information in such Combined Financial Statements. Accordingly, the Company did not prepare any other set of combined financial statements than the Consolidated Financial Statements.

Very truly yours,

GOLDSUN BUILDING MATERIALS CO., LTD.

Chairman: Hsu, Lan-Ying

February 24, 2023

Independent Auditors' Report Translated from Chinese

To GOLDSUN BUILDING MATERIALS CO., LTD.

Opinion

We have audited the accompanying consolidated balance sheets of GOLDSUN BUILDING MATERIALS CO., LTD. and its subsidiaries (the “Group”) as of December 31, 2022 and 2021, and the related consolidated statements of comprehensive income, changes in equity and cash flows for the years ended December 31, 2022 and 2021, and notes to the consolidated financial statements, including the summary of significant accounting policies (together “the consolidated financial statements”).

In our opinion, based on our audits and the reports of other auditors (please refer to the Other Matter section), the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of the Group as of December 31, 2022 and 2021, and their consolidated financial performance and cash flows for the years ended December 31, 2022 and 2021, in conformity with the requirements of the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Financial Reporting Standards, International Accounting Standards, Interpretations developed by the International Financial Reporting Interpretations Committee or the former Standing Interpretations Committee as endorsed and became effective by Financial Supervisory Commission of the Republic of China.

Basis for Opinion

We conducted our audits in accordance with the Regulations Governing Auditing and Attestation of Financial Statements by Certified Public Accountants and the Standards on Auditing of the Republic of China. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Company and its subsidiaries in accordance with the Norm of Professional Ethics for Certified Public Accountant of the Republic of China (the “Norm”), and we have fulfilled our other ethical responsibilities in accordance with the Norm. Based on our audits and the reports of other auditors, we believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the 2022 consolidated financial statements. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Revenue Recognition

Revenue from contracts with customers that recognized by the Group amounted to NT\$20,281,965 thousand for the year ended December 31, 2022, and the main source of revenue is the sale of pre-mixed concrete, cement and calcium silicate board. The timing of sales was recognized when the performance obligations was satisfied that goods were delivered and accepted by the customers. Therefore, we considered this a key audit matter.

Our audit procedures included, but not limited to:

1. Assessing the appropriateness of the accounting policy of revenue recognition and the process of generating and recognizing revenue; evaluating and testing the design and operating effectiveness of internal controls around revenue recognition.
2. Selecting samples to perform tests of details, performing tests of transaction detail which included reviewing vouchers of selected samples to confirm the performance obligations was satisfied.
3. Performing cutoff testing through periods before and after the balance sheet date by reviewing related documentation of selected samples.
4. Executing accounts receivable confirmation procedures to confirm with the Group's customers. Moreover, performing other alternative audit procedures if customers do not return confirmations.

We also consider the appropriateness of the disclosures of operating revenue. Please refer to Note 6.

Other Matter – Making Reference to the Audits of Component Auditors

We did not audit the financial statements of certain consolidated subsidiaries, which statements reflected total assets in the amount of NT\$1,902,743 thousand and NT\$1,077,230 thousand, constituting 5% and 3% of consolidated total assets as of December 31, 2022 and 2021, respectively; and total operating revenues in the amount of NT\$506,094 thousand and NT\$421,044 thousand, constituting 2% and 2% of consolidated operation revenues for the years ended December 31, 2022 and 2021, respectively. Those financial statements were audited by other auditors, whose reports thereon have been furnished to us, and our opinions expressed herein are based solely on the audit reports of the other auditors.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with the requirements of the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Financial Reporting Standards, International Accounting Standards, Interpretations developed by the International Financial Reporting Interpretations Committee or the former Standing Interpretations Committee as endorsed by Financial Supervisory Commission of the Republic of China, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the ability to continue as a going concern of the Company and its subsidiaries, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company and its subsidiaries or to cease operations, or has no realistic alternative but to do so.

Those charged with governance, including audit committee or supervisors, are responsible for overseeing the financial reporting process of the Company and its subsidiaries.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the Republic of China will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with auditing standards generally accepted in the Republic of China, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control of the Company and its subsidiaries.
3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
4. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability to continue as a going concern of the Company and its subsidiaries. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company and its subsidiaries to cease to continue as a going concern.

5. Evaluate the overall presentation, structure and content of the consolidated financial statements, including the accompanying notes, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
6. Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Company and its subsidiaries to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Company audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of 2022 consolidated financial statements and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Others

We have audited and expressed an unqualified opinion including an Other Matters paragraph on the parent company only financial statements of the Company as of and for the years ended December 31, 2022 and 2021.

/s/Wang, Hsuan-hsuan

/s/ Liu, Hui-Yuan

Ernst & Young, Taiwan
February 24, 2023

Notice to Readers

The accompanying consolidated financial statements are intended only to present the consolidated financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in the Republic of China and not those of any other jurisdictions. The standards, procedures and practices to audit such consolidated financial statements are those generally accepted and applied in the Republic of China.

Accordingly, the accompanying consolidated financial statements and report of independent accountants are not intended for use by those who are not informed about the accounting principles or auditing standards generally accepted in the Republic of China, and their applications in practice. As the financial statements are the responsibility of the management, Ernst & Young cannot accept any liability for the use of, or reliance on, the English translation or for any errors or misunderstandings that may derive from the translation.

English Translation of Consolidated Financial Statements Originally Issued in Chinese

GOLDSUN BUILDING MATERIALS CO., LTD.
CONSOLIDATED BALANCE SHEETS
December 31, 2022 and December 31, 2021
(Expressed in Thousands of New Taiwan Dollars)

Assets	Notes	As of			
		December 31, 2022		December 31, 2021	
		Amount	%	Amount	%
Current assets					
Cash and cash equivalents	4 and 6	\$2,106,579	5	\$2,518,161	7
Financial assets at fair value through other comprehensive income, current	4,6 and 8	666,402	2	846,720	2
Financial assets at amortized cost, current	4,6 and 8	164,675	-	160,272	-
Notes receivable, net	4,5,6 and 7	1,416,809	5	1,657,211	5
Accounts receivable, net	4,5 and 6	6,443,088	16	5,415,224	15
Accounts receivable-related parties, net	4,5,6 and 7	13,006	-	27,521	-
Other receivables	6	489,203	1	59,547	-
Other receivables-related parties	7	21,219	-	22,899	-
Current tax assets	4	879	-	63	-
Inventories, net	4,6 and 8	843,867	2	653,756	2
Prepayments	7	489,665	1	595,683	2
Non-current assets held for sale, net	4 and 6	-	-	573,315	2
Other current assets		2,342	-	478	-
Total current assets		12,657,734	32	12,530,850	35
Non-current assets					
Financial assets at fair value through other comprehensive income, non-current	4,5,6 and 8	1,234,408	3	1,350,125	4
Financial assets at amortized cost, non-current	4,6 and 8	73,733	-	25,598	-
Investments accounted for under the equity method	4,5 and 6	860,569	2	838,758	2
Property, plant and equipment	4, 6, 7 and 8	12,242,233	32	9,849,017	27
Right-of-use assets	4,5 and 6	615,220	2	681,187	2
Investment property, net	4,5,6 and 8	5,492,361	14	3,372,333	10
Intangible assets	4,6 and 8	3,680,866	10	3,787,021	11
Deferred tax assets	4,5 and 6	735,670	2	803,314	2
Prepayment for equipment		59,819	-	56,297	-
Refundable deposits	8	51,047	-	38,192	-
Long-term receivable	4,5 and 6	1,245,160	3	2,425,436	7
Other assets, non-current		2,263	-	2,355	-
Total non-current assets		26,293,349	68	23,229,633	65
Total assets		\$38,951,083	100	\$35,760,483	100

The accompanying notes are an integral part of the consolidated financial statements.

English Translation of Consolidated Financial Statements Originally Issued in Chinese

GOLDSUN BUILDING MATERIALS CO., LTD.
CONSOLIDATED BALANCE SHEETS
December 31, 2022 and December 31, 2021
(Expressed in Thousands of New Taiwan Dollars)

Liabilities and Equity	Notes	As of			
		December 31, 2022		December 31, 2021	
		Amount	%	Amount	%
Current liabilities					
Short-term loans	4,6 and 8	\$2,645,000	7	\$900,000	3
Notes payable		733,433	2	1,182,997	3
Accounts payable		1,934,329	5	2,381,549	7
Accounts payable - related parties	7	106,268	-	135,109	-
Other payables	6	1,687,070	4	1,164,009	3
Other payables - related parties	7	26,811	-	16,175	-
Current tax liabilities	4 and 5	704,889	2	633,408	2
Lease liabilities, current	4 and 6	110,591	-	41,950	-
Other current liabilities		144,745	-	105,821	-
Advanced receipts	6	52,660	-	50,209	-
Current portion of long-term loans	4,6 and 8	920,750	3	526,625	2
Total current liabilities		9,066,546	23	7,137,852	20
Non-current liabilities					
Long-term loans	4,6 and 8	3,766,551	10	2,973,021	8
Provisions, non-current	4 and 6	11,497	-	11,497	-
Deferred tax liabilities	4,5 and 6	510,594	1	514,764	1
Lease liabilities, non-current	4 and 6	437,533	1	597,748	2
Net defined benefit liabilities, non-current	4,5 and 6	116,489	-	167,281	1
Long-term notes and bills payable	4,6 and 8	599,865	2	1,796,860	5
Guarantee deposits	7	43,117	-	55,613	-
Other non-current liabilities		1,835	-	-	-
Total non-current liabilities		5,487,481	14	6,116,784	17
Total liabilities		14,554,027	37	13,254,636	37
Equity attributable to the parent	4 and 6				
Capital					
Common stock		11,800,000	30	11,800,000	33
Additional paid-in capital		1,189,725	3	1,183,587	4
Retained earnings					
Legal reserve		2,228,195	6	1,945,291	5
Special reserve		1,874,430	5	1,874,430	5
Unappropriated earnings		6,281,390	16	4,562,598	13
Other components of equity		(103,470)	-	29,141	-
Treasury stock		(4,789)	-	(4,789)	-
Total equity attributable to the parent company		23,265,481	60	21,390,258	60
Non-controlling interests	6	1,131,575	3	1,115,589	3
Total equity		24,397,056	63	22,505,847	63
Total liabilities and equity		\$38,951,083	100	\$35,760,483	100

The accompanying notes are an integral part of the consolidated financial statements.

GOLDSUN BUILDING MATERIALS CO., LTD.
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

For the years ended December 31, 2022 and 2021

(Expressed in Thousands of New Taiwan Dollars, Except for Earnings per Share)

Item	Notes	2022		2021	
		Amount	%	Amount	%
Operating revenue	4,5,6 and 7	\$21,278,780	100	\$21,801,699	100
Operating costs	6 and 7	(16,976,660)	(80)	(17,695,570)	(81)
Gross profit		4,302,120	20	4,106,129	19
Operating expenses	4,5,6 and 7				
Sales and marketing expenses		(179,849)	(1)	(171,505)	(1)
General and administrative expenses		(718,922)	(3)	(653,343)	(3)
Research and development expenses		(18,247)	-	(8,683)	-
Expected credit losses		(35,627)	-	(28,206)	-
Subtotal		(952,645)	(4)	(861,737)	(4)
Operating income		3,349,475	16	3,244,392	15
Non-operating income and loss	4,6 and 7				
Interest income		14,182	-	19,916	-
Other income		529,101	2	176,746	1
Other gains and losses		1,313,229	6	203,740	1
Finance costs		(89,503)	-	(84,642)	-
Share of profit or loss of associates and joint ventures		11,515	-	86,178	-
Subtotal		1,778,524	8	401,938	2
Income before income tax		5,127,999	24	3,646,330	17
Income tax expense	4,5 and 6	(891,891)	(4)	(713,086)	(3)
Net income		4,236,108	20	2,933,244	14
Other comprehensive income	4 and 6				
Items that will not be reclassified subsequently to profit or loss					
Remeasurements of defined benefit plans		3,265	-	(26,044)	-
Unrealized (losses) gains on fair value through other comprehensive income equity instrument investment		(367,179)	(1)	211,684	1
Income tax related to items that will not be reclassified		(653)	-	5,209	-
Items that may be reclassified subsequently to profit or loss					
Exchange differences on translation of foreign operations		225,925	-	(81,500)	(1)
Total other comprehensive (loss) income, net of tax		(138,642)	(1)	109,349	-
Total comprehensive income		\$4,097,466	19	\$3,042,593	14
Net income attributable to:					
Shareholders of the parent		\$4,132,218		\$2,848,871	
Non-controlling interests		103,890		84,373	
		\$4,236,108		\$2,933,244	
Comprehensive income attributable to:					
Shareholders of the parent		\$3,993,085		\$2,957,678	
Non-controlling interests		104,381		84,915	
		\$4,097,466		\$3,042,593	
Earnings per share (NT\$)	6				
Basic earnings per share		\$3.51		\$2.42	
Diluted earnings per share		\$3.49		\$2.41	

The accompanying notes are an integral part of the consolidated financial statements.

GOLDSUN BUILDING MATERIALS CO., LTD.
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

For the years ended December 31, 2022 and 2021

(Expressed in Thousands of New Taiwan Dollars)

Description	Equity Attributable to the Parent Company								Non-Controlling Interests	Total Equity	
	Common Stock	Additional Paid-in Capital	Retained Earnings			Other Components of Equity		Treasury Stock			Total
			Legal Reserve	Special Reserve	Unappropriated Earnings	Exchange Differences on Translation of Foreign Operations	Unrealized Gain or Loss on Financial Assets at fair value through other comprehensive income				
Balance as of January 1, 2021	\$11,800,000	\$1,178,554	\$1,706,814	\$1,874,430	\$3,742,037	\$(552,128)	\$454,411	\$(4,789)	\$20,199,329	\$1,131,047	\$21,330,376
Appropriations and distributions of 2020 unappropriated earnings											
Legal reserve	-	-	238,477	-	(238,477)	-	-	-	-	-	-
Cash dividends	-	-	-	-	(1,770,000)	-	-	-	(1,770,000)	-	(1,770,000)
Other changes in capital reserve											
Donated surplus	-	359	-	-	-	-	-	-	359	-	359
Net income in 2021	-	-	-	-	2,848,871	-	-	-	2,848,871	84,373	2,933,244
Other comprehensive (loss) income, net of tax in 2021	-	-	-	-	(21,377)	(81,500)	211,684	-	108,807	542	109,349
Total comprehensive income	-	-	-	-	2,827,494	(81,500)	211,684	-	2,957,678	84,915	3,042,593
Parent company's cash dividends received by subsidiaries	-	4,674	-	-	-	-	-	-	4,674	-	4,674
The differences between the fair value of the consideration paid or received from acquiring or disposing subsidiaries and the carrying amounts of the subsidiaries	-	-	-	-	(1,782)	-	-	-	(1,782)	(18,218)	(20,000)
Decrease in non-controlling interests	-	-	-	-	-	-	-	-	-	(82,155)	(82,155)
Disposal of equity instruments measured at fair value through other comprehensive income	-	-	-	-	3,326	-	(3,326)	-	-	-	-
Balance as of December 31, 2021	\$11,800,000	\$1,183,587	\$1,945,291	\$1,874,430	\$4,562,598	\$(633,628)	\$662,769	\$(4,789)	\$21,390,258	\$1,115,589	\$22,505,847
Balance as of January 1, 2022	\$11,800,000	\$1,183,587	\$1,945,291	\$1,874,430	\$4,562,598	\$(633,628)	\$662,769	\$(4,789)	\$21,390,258	\$1,115,589	\$22,505,847
Appropriations and distributions of 2021 unappropriated earnings											
Legal reserve	-	-	282,904	-	(282,904)	-	-	-	-	-	-
Cash dividends	-	-	-	-	(2,124,000)	-	-	-	(2,124,000)	-	(2,124,000)
Other changes in capital reserve											
Donated surplus	-	270	-	-	-	-	-	-	270	-	270
Net income in 2022	-	-	-	-	4,132,218	-	-	-	4,132,218	103,890	4,236,108
Other comprehensive (loss) income, net of tax in 2022	-	-	-	-	2,121	225,925	(367,179)	-	(139,133)	491	(138,642)
Total comprehensive income	-	-	-	-	4,134,339	225,925	(367,179)	-	3,993,085	104,381	4,097,466
Parent company's cash dividends received by subsidiaries	-	5,609	-	-	-	-	-	-	5,609	-	5,609
The differences between the fair value of the consideration paid or received from acquiring or disposing subsidiaries and the carrying amounts of the subsidiaries	-	259	-	-	-	-	-	-	259	(259)	-
Decrease in non-controlling interests	-	-	-	-	-	-	-	-	-	(88,136)	(88,136)
Disposal of equity instruments measured at fair value through other comprehensive income	-	-	-	-	(8,643)	-	8,643	-	-	-	-
Balance as of December 31, 2022	\$11,800,000	\$1,189,725	\$2,228,195	\$1,874,430	\$6,281,390	\$(407,703)	\$304,233	\$(4,789)	\$23,265,481	\$1,131,575	\$24,397,056

The accompanying notes are an integral part of the consolidated financial statements.

GOLDSUN BUILDING MATERIALS CO., LTD.
CONSOLIDATED STATEMENTS OF CASH FLOWS
For the years ended December 31, 2022 and 2021
(Expressed in Thousands of New Taiwan Dollars)

Description	2022	2021
Cash flows from operating activities:		
Profit before tax from continuing operations	\$5,127,999	\$3,646,330
Net income before tax	5,127,999	3,646,330
Adjustments to reconcile net income before tax to net cash provided by operating activities:		
Depreciation	613,821	484,927
Amortization	110,408	110,906
Syndicated loan amortization	405	405
Expected credit losses	35,627	28,206
Interest expense	89,503	84,642
Interest revenue	(14,182)	(19,916)
Dividend income	(69,629)	(105,855)
Gain on disposal of associate	-	(174,555)
Share of gain of associates and joint ventures	(11,515)	(86,178)
Loss (gain) on disposal of property, plant and equipment	350,943	(28,828)
Loss on disposal of investment property	261	-
Gain on disposal of non-current assets held for sale	(1,743,181)	-
Gain on disposal of financial assets at fair value through profit or loss	-	(11)
Impairment loss of investment property	20,020	-
Gain loss on lease modification	(1,883)	(231)
Changes in operating assets and liabilities:		
Notes receivable, net	240,450	7,516
Accounts receivable, net	(1,147,205)	264,243
Accounts receivable-related parties, net	14,515	(20,427)
Other receivables	(429,360)	336,152
Other receivables-related parties	1,680	(11,047)
Inventories, net	(192,724)	96,607
Prepayments	107,561	(93,700)
Other current assets	(1,864)	1,277
Long-term receivable	1,173,814	(826,192)
Notes payable	(449,564)	479,151
Notes payable - related parties	-	(235)
Accounts payable	(447,220)	136,210
Accounts payable - related parties	(28,841)	76,844
Other payables	573,552	255,621
Other payables - related parties	10,636	15,733
Other current liabilities	38,924	(34,930)
Advanced receipts	2,451	7,494
Net defined liabilities, non-current	(48,180)	(25,313)
Other non-current liabilities	1,835	-
Cash inflow generated from operations	3,929,057	4,604,846
Interest received	14,145	19,915
Interest paid	(72,410)	(75,065)
Income tax paid	(891,891)	(713,086)
Net cash provided by operating activities	2,978,901	3,836,610
Cash flows from investing activities:		
Proceeds from disposal of financial assets at fair value through profit or loss	-	998
Proceeds from disposal of financial assets at fair value through other comprehensive income	-	31,296
Acquisition of financial assets at fair value through other comprehensive income	(28,788)	(75,671)
Capital deducted by cash of financial assets at fair value through other comprehensive income	-	8,540
Increase in financial assets at amortized cost, current	(4,403)	(15,209)
Increase in financial assets at amortized cost, non-current	(48,135)	(3,120)
Acquisition of investments accounted for under the equity method	-	(15,488)
Proceeds from disposal of subsidiaries	83,639	317,712
Proceeds from disposal of property, plant and equipment	132,086	93,657
Acquisition of property, plant and equipment	(3,156,906)	(1,122,912)
Disposal of non-current Assets held for sale	2,316,496	-
Disposal of investment property	50	-
Acquisition of investment property	(2,110,880)	(62,024)
Disposal of intangible assets	92	-
Acquisition of intangible assets	(3,132)	(22,824)
Increase in prepayment for equipment	(76,018)	(67,884)
(Increase) decrease in refundable deposits	(12,855)	9,534
Decrease in other non-current assets	92	137
Dividends received	69,629	113,630
Net cash used in investing activities	(2,839,033)	(809,628)
Cash flows from financing activities:		
Increase (decrease) in short-term loans	1,745,000	(400,000)
Increase in long-term loans	3,540,000	750,000
Decrease in long-term loans	(2,352,750)	(1,470,000)
Increase in long-term notes and bills payable	1,903,005	5,598,564
Decrease in long-term notes payable	(3,100,000)	(5,550,000)
(Decrease) increase in guarantee deposits	(12,496)	1,252
Cash payments for the principal portion of the lease liability	(198,752)	(104,868)
Cash dividends paid	(2,124,000)	(1,770,000)
Donated surplus	591	730
Changes in non-controlling interests	(259)	(11,000)
Net cash used in financing activities	(599,661)	(2,955,322)
Effect of exchange rate changes on cash and cash equivalents	48,211	(38,868)
Net (decrease) increase in cash and cash equivalents	(411,582)	32,792
Cash and cash equivalents at beginning of year	2,518,161	2,485,369
Cash and cash equivalents at end of year	\$2,106,579	\$2,518,161

The accompanying notes are an integral part of the consolidated financial statements.

English Translation of Consolidated Financial Statements Originally Issued in Chinese

GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the Years ended December 31, 2022 and 2021

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

1. History and Organization

GOLDSUN BUILDING MATERIALS CO., LTD. (“The Group”) was incorporated under the laws of the Republic of China (“R.O.C.”) in November 1954. The Group is engaged mainly in the production and sales pre-mixed concrete and building rental. In March 1978, the Group listed its shares of stock on the Taiwan Stock Exchange (“TWSE”). The Group’s registered office and the main business location is at 7F, No.8, Xinhua 1st Rd., Neihu Dist., Taipei City, Taiwan (R.O.C.)

2. Date and Procedures of Authorization of Financial Statements for Issue

The consolidated financial statements of The Group and its subsidiaries (the “Group”) for the years ended December 31, 2022 and 2021 were authorized for issue by the Board of Director’s meeting on February 24, 2023.

3. Newly Issued or Revised Standards and Interpretations

- (1) Changes in accounting policies resulting from applying for the first-time certain standards and amendments

The Group applied International Financial Reporting Standards, International Accounting Standards, and Interpretations issued, revised or amended which are endorsed by Financial Supervisory Commission (“FSC”) and become effective for annual periods beginning on or after January 1, 2022. There were not newly adopted or revised standards and interpretations that have material impact on The Group’s financial position and performance.

- (2) Standards or interpretations issued, revised or amended, by International Accounting Standards Board (“IASB”) which are endorsed by FSC, but not yet adopted by The Group as at the end of the reporting period are listed below.

Item	New, Revised or Amended Standards and Interpretations	Effective Date issued by IASB
a	Disclosure Initiative - Accounting Policies – Amendments to IAS 1	January 1, 2023
b	Definition of Accounting Estimates – Amendments to IAS 8	January 1, 2023
c	Deferred Tax related to Assets and Liabilities arising from a Single Transaction – Amendments to IAS 12	January 1, 2023

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
 (Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

A. Disclosure Initiative - Accounting Policies – Amendments to IAS 1

The amendments improve accounting policy disclosures that to provide more useful information to investors and other primary users of the financial statements.

B. Definition of Accounting Estimates – Amendments to IAS 8

The amendments introduce the definition of accounting estimates and include other amendments to IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors to help companies distinguish changes in accounting estimates from changes in accounting policies.

C. Deferred Tax related to Assets and Liabilities arising from a Single Transaction – Amendments to IAS 12

The amendments narrow the scope of the recognition exemption in paragraphs 15 and 24 of IAS 12 so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences.

The abovementioned standards and interpretations were issued by IASB and endorsed by FSC so that they are applicable for annual periods beginning on or after 1 January 2023. The standards and interpretations have no material impact on The Group.

- (3) Standards or interpretations issued, revised or amended, by IASB which are not endorsed by FSC, and not yet adopted by The Group as at the end of the reporting period are listed below.

Items	New, Revised or Amended Standards and Interpretations	Effective Date issued by IASB
a	IFRS 10 “Consolidated Financial Statements” and IAS 28 “Investments in Associates and Joint Ventures” — Sale or Contribution of Assets between an Investor and its Associate or Joint Ventures	To be determined by IASB
b	IFRS 17 “Insurance Contracts”	January 1, 2023
c	Classification of Liabilities as Current or Non-current – Amendments to IAS 1	January 1, 2024
d	Lease Liability in a Sale and Leaseback – Amendments to IFRS 16	January 1, 2024
e	Non-current Liabilities with Covenants – Amendments to IAS 1	January 1, 2024

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

A. IFRS 10“Consolidated Financial Statements” and IAS 28“Investments in Associates and Joint Ventures” — Sale or Contribution of Assets between an Investor and its Associate or Joint Ventures

The amendments address the inconsistency between the requirements in IFRS 10 *Consolidated Financial Statements* and IAS 28 *Investments in Associates and Joint Ventures*, in dealing with the loss of control of a subsidiary that is contributed to an associate or a joint venture. IAS 28 restricts gains and losses arising from contributions of non-monetary assets to an associate or a joint venture to the extent of the interest attributable to the other equity holders in the associate or joint ventures. IFRS 10 requires full profit or loss recognition on the loss of control of the subsidiary. IAS 28 was amended so that the gain or loss resulting from the sale or contribution of assets that constitute a business as defined in IFRS 3 between an investor and its associate or joint venture is recognized in full.

IFRS 10 was also amended so that the gains or loss resulting from the sale or contribution of a subsidiary that does not constitute a business as defined in IFRS 3 between an investor and its associate or joint venture is recognized only to the extent of the unrelated investors’ interests in the associate or joint venture.

B. IFRS 17 “Insurance Contracts”

IFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects (including recognition, measurement, presentation and disclosure requirements). The core of IFRS 17 is the General (building block) Model, under this model, on initial recognition, an entity shall measure a group of insurance contracts at the total of the fulfilment cash flows and the contractual service margin. The carrying amount of a group of insurance contracts at the end of each reporting period shall be the sum of the liability for remaining coverage and the liability for incurred claims.

Other than the General Model, the standard also provides a specific adaptation for contracts with direct participation features (the Variable Fee Approach) and a simplified approach (Premium Allocation Approach) mainly for short-duration contracts.

IFRS 17 was issued in May 2017, and it was amended in 2020 and 2021. The amendments include deferral of the date of initial application of IFRS 17 by two years to annual beginning on or after 1 January 2023 (from the original effective date of January 1, 2021); provide additional transition reliefs; simplify some requirements to reduce the costs of applying IFRS 17 and revise some requirements to make the results easier to explain. IFRS 17 replaces an interim Standard – IFRS 4 Insurance Contracts – from annual reporting periods beginning on or after January 1, 2023.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

C. Classification of Liabilities as Current or Non-current – Amendments to IAS 1

These are the amendments to paragraphs 69-76 of IAS 1 Presentation of Financial statements and the amended paragraphs related to the classification of liabilities as current or non-current.

D. Lease Liability in a Sale and Leaseback – Amendments to IFRS 16

The amendments add seller-lessees additional requirements for the sale and leaseback transactions in IFRS 16, thereby supporting the consistent application of the standard.

E. Non-current Liabilities with Covenants – Amendments to IAS 1

The amendments improved the information companies provide about long-term debt with covenants. The amendments specify that covenants to be complied within twelve months after the reporting period do not affect the classification of debt as current or non-current at the end of the reporting period.

The abovementioned standards and interpretations issued by IASB have not yet endorsed by FSC at the date when The Group's financial statements were authorized for issue, the local effective dates are to be determined by FSC. As The Group is still currently determining the potential impact of the standards and interpretations listed above except (b), it is not practicable to estimate their impact on The Group at this point in time.

4. Summary of Significant Accounting Policies

(1) Statement of compliance

The consolidated financial statements of the Group for the years ended December 31, 2022 and 2021 have been prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers (“the Regulations”) and International Financial Reporting Standards, International Accounting Standards, and Interpretations developed by the International Financial Reporting Interpretations Committee or the former Standing Interpretations Committee as endorsed by the FSC.

(2) Basis of preparation

The consolidated financial statements have been prepared on a historical cost basis, except for financial instruments that have been measured at fair value. The consolidated financial statements are expressed in thousands of New Taiwan Dollars (“NT\$”) unless otherwise stated.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(3) Basis of consolidation

Preparation principle of consolidated financial statements

Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:

- A. power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee)
- B. exposure, or rights, to variable returns from its involvement with the investee, and
- C. the ability to use its power over the investee to affect its returns

When the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- A. the contractual arrangement with the other vote holders of the investee
- B. rights arising from other contractual arrangements
- C. the Group's voting rights and potential voting rights.

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control.

Subsidiaries are fully consolidated from the acquisition date, being the date on which The Group obtains control, and continue to be consolidated until the date that such control ceases. The financial statements of the subsidiaries are prepared for the same reporting period as the parent company, using uniform accounting policies. All intra-group balances, income and expenses, unrealized gains and losses and dividends resulting from intra-group transactions are eliminated in full.

A change in the ownership interest of a subsidiary, without a change of control, is accounted for as an equity transaction.

Total comprehensive income of the subsidiaries is attributed to the owners of the parent and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

If the Group loses control of a subsidiary, it:

- A. derecognizes the assets (including goodwill) and liabilities of the subsidiary.
- B. derecognizes the carrying amount of any non-controlling interest.
- C. recognizes the fair value of the consideration received.
- D. recognizes the fair value of any investment retained.
- E. recognizes any surplus or deficit in profit or loss; and
- F. reclassifies the parent's share of components previously recognized in other comprehensive income to profit or loss.

The consolidated entities are listed as follows:

Name of the investors	Name of subsidiaries	Nature of Business	Percentage of ownership (%)	
			December 31, 2022	December 31, 2021
The Company	KUNYUNG CONSTRUCTION & ENGINEERING CO., LTD	Construction of civil and architectural construction projects	100%	100%
The Company	REI SHIN CONSTRUCTION CO., LTD	Real estate rental	100%	100%
The Company	REIXIN ASSET MANAGEMENT CO., LTD.	Real estate rental	100%	100%
The Company	WELLPOOL CO., LTD.	Sales of calcium silicate board and other boards	51%	51%
The Company	GOLDSUN NIHON CEMENT CO., LTD.	Cement import and sale	59%	59%
The Company	EASE GREAT INVESTMENTS LTD.	Investment holding	100%	100%
The Company	TAIPEI PORT TERMINAL COMPANY LIMITED	International trade, warehousing and tally packaging	100%	100%
The Company	HUA YA DEVELOPMENT CO., LTD. (Note 1)	Hotel operator	41% (Note 2)	31%
The Company	JIN SHUN MARITIME LTD.	Shipping	100%	100%
The Company	YUAN SHUN MARITIME LTD.	Shipping	100%	100%
The Company	JING SHUN MARITIME LTD.	Shipping	100%	100%
The Company	FENG SHUN MARITIME LTD.	Shipping	100%	100%
The Company	HUI SHUN MARITIME LTD. (Note 3)	Shipping	100%	-%
The Company	GIMPO MARINE CO., LTD.	Shipping	100%	100%
The Company	TAIWAN BUILDING MATERIALS (HONG KONG) LIMITED	Investment	100%	100%
The Company	GOYU BUILDING MATERIALS CO., LTD.	Sales of building materials	70%	70%
The Company	LAKE VERNICIA DEVELOPMENT COMPANY	Leisure frame management	100%	100%

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Name of the investors	Name of subsidiaries	Nature of Business	Percentage of ownership (%)	
			December 31, 2022	December 31, 2021
The Company	GALC Inc.	Interior decoration and	70%	70%
WELLPOOL CO., LTD.	GAPE-GOLDSUN CORPORATION	Sales of calcium silicate board and other boards	100%	100%
EASE GREAT INVESTMENTS LTD. (Samoa)	GOLDSUN INTERNATIONAL DEVELOPMENT CORP. (GOLDSUN INC., Cayman)	Investment holding	100%	100%
EASE GREAT INVESTMENTS LTD. (Samoa)	GREAT SMART LTD.(Cayman)	Investment holding	100%	100%
GOLDSUN INC., Cayman	GOLDSUN CONCRETE (SUZHOU) CO., LTD.	Production and sales of Sales of pre-mixed concrete and cement	100%	100%
GOLDSUN INC., Cayman	GOLDSUN CONCRETE (WUJIANG) CO., LTD.	Production and sales of Sales of pre-mixed concrete and cement	100%	100%
GOLDSUN INC., Cayman	GOLDSUN CONCRETE (CHANGSHU) CO., LTD.	Production and sales of Sales of pre-mixed concrete and cement	100%	100%
GOLDSUN INC., Cayman	GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	Production and sales of Sales of pre-mixed concrete and cement	100%	100%

Note1: The Company determined that it has control over HUA YA DEVELOPMENT CO., LTD. due to the contractual agreement with other shareholders of HWA YA DEVELOPMENT CO., LTD.

Note 2: HUA YA DEVELOPMENT CO., LTD. issued 8,800 thousand new shares on March 31, 2022, the Company purchased the new shares, consequently the ownership interest in the Group increased to 41%. Please ref to Note 6(26) for more detail.

Note 3: New investment with capital of the amount was USD 9,000 thousand in 2022.

Please refer to Note 8 for more details on stocks of subsidiary under pledge.

(4) Foreign currency transactions

The Group's consolidated financial statements are presented in NT\$, which is also The Group's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Transactions in foreign currencies are initially recorded by the Group entities at their respective functional currency rates prevailing at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency closing rate of exchange ruling at the reporting date. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. Non-monetary items that are measured at historical cost in a foreign currency are translated using the exchange rates as of the dates of the initial transactions.

All exchange differences arising on the settlement of monetary items or on translating monetary items are taken to profit or loss in the period in which they arise except for the following:

- A. Exchange differences arising from foreign currency borrowings for an acquisition of a qualifying asset to the extent that they are regarded as an adjustment to interest costs are included in the borrowing costs that are eligible for capitalization.
- B. Foreign currency items within the scope of IFRS 39 *Financial Instruments* are accounted for based on the accounting policy for financial instruments.
- C. Exchange differences arising on a monetary item that forms part of a reporting entity's net investment in a foreign operation is recognized initially in other comprehensive income and reclassified from equity to profit or loss on disposal of the net investment.

When a gain or loss on a non-monetary item is recognized in other comprehensive income, any exchange component of that gain or loss is recognized in other comprehensive income. When a gain or loss on a non-monetary item is recognized in profit or loss, any exchange component of that gain or loss is recognized in profit or loss.

(5) Translation of financial statements in foreign currency

Each foreign operation of the Company determines its own functional currency and items included in the financial statements of each foreign operation are measured at that functional currency. While preparing the Company's financial statements, the assets and liabilities of foreign operations are translated into NT\$ at the closing rate of exchange prevailing at the reporting date and their income and expenses are translated at an average rate for the period. The exchange differences arising on the translation are recognized in other comprehensive income. On the disposal of a foreign operation, the cumulative amount of the exchange differences relating to that foreign operation, recognized in other comprehensive income and accumulated in the separate component of equity, is reclassified from equity to profit or loss when the gain or loss on disposal is recognized. The partial disposals are accounted for as disposals when the partial disposal involves the loss of control of a subsidiary that includes a foreign operation and when the retained interest after the partial disposal of an interest in a joint arrangement or a partial disposal of an interest in an associate that includes a foreign operation is a financial asset that includes a foreign operation.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

On the partial disposal of a subsidiary that includes a foreign operation that does not result in a loss of control, the proportionate share of the cumulative amount of the exchange differences recognized in other comprehensive income is re-attributed to the non-controlling interests in that foreign operation. In partial disposal of an associate or joint arrangement that includes a foreign operation that does not result in a loss of significant influence or joint control, only the proportionate share of the cumulative amount of the exchange differences recognized in other comprehensive income is reclassified to profit or loss.

Any goodwill and any fair value adjustments to the carrying amounts of assets and liabilities arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and expressed in its functional currency.

(6) Current and non-current distinction

An asset is classified as current when:

- A. The Group expects to realize the asset, or intends to sell or consume it, in its normal operating cycle
- B. The Group holds the asset primarily for the purpose of trading
- C. The Group expects to realize the asset within twelve months after the reporting period
- D. The asset is cash or cash equivalent unless the asset is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when:

- A. The Group expects to settle the liability in its normal operating cycle
- B. The Group holds the liability primarily for the purpose of trading
- C. The liability is due to be settled within twelve months after the reporting period
- D. The Group does not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting period. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

All other liabilities are classified as non-current.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(7) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value (including fixed-term deposits that have maturities of 3 months from the date of acquisition).

(8) Financial instruments

Financial assets and financial liabilities are recognized when the Group becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities within the scope of IFRS 9 *Financial Instruments* are recognized initially at fair value plus or minus, in the case of investments not at fair value through profit or loss, directly attributable transaction costs.

A. Financial instruments: Recognition and Measurement

The Group accounts for regular way purchase or sales of financial assets on the delivery date.

The Group classified financial assets as subsequently measured at amortized cost, fair value through other comprehensive income or fair value through profit or loss considering both factors below:

- a. the Company's business model for managing the financial assets and
- b. the contractual cash flow characteristics of the financial asset.

Financial assets measured at amortized cost

A financial asset is measured at amortized cost if both of the following conditions are met and presented as note receivables, trade receivables financial assets measured at amortized cost and other receivables etc., on balance sheet as at the reporting date:

- a. assets in order to collect contractual cash flows and
- b. the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Such financial assets are subsequently measured at amortized cost (the amount at which the financial asset is measured at initial recognition minus the principal repayments, plus or minus the cumulative amortization using the effective interest method of any difference between the initial amount and the maturity amount and adjusted for any loss allowance) and is not part of a hedging relationship. A gain or loss is recognized in profit or loss when the financial asset is derecognized, through the amortization process or in order to recognize the impairment gains or losses.

Interest revenue is calculated by using the effective interest method. This is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for:

- a. Company applies the credit-adjusted effective interest rate to the amortized cost of the financial asset from initial recognition.
- b. financial assets that are not purchased or originated credit-impaired financial assets but subsequently have become credit-impaired financial assets. For those financial assets, the Company applies the effective interest rate to the amortized cost of the financial asset in subsequent reporting periods.

Financial asset measured at fair value through other comprehensive income

A financial asset is measured at fair value through other comprehensive income if both of the following conditions are met:

- a. the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and
- b. the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Recognition of gain or loss on a financial asset measured at fair value through other comprehensive income are described as below:

- a. A gain or loss on a financial asset measured at fair value through other comprehensive income recognized in other comprehensive income, except for impairment gains or losses and foreign exchange gains and losses, until the financial asset is derecognized or reclassified.
- b. When the financial asset is derecognized the cumulative gain or loss previously recognized in other comprehensive income is reclassified from equity to profit or loss or retained earnings as a reclassification adjustment.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

- c. Interest revenue is calculated by using the effective interest method. This is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for:
- i. Purchased or originated credit-impaired financial assets. For those financial assets, the Company applies the credit-adjusted effective interest rate to the amortized cost of the financial asset from initial recognition.
 - ii. Financial assets that are not purchased or originated credit-impaired financial assets but subsequently have become credit-impaired financial assets. For those financial assets, the Company applies the effective interest rate to the amortized cost of the financial asset in subsequent reporting periods.

Besides, for certain equity investments within the scope of IFRS 9 that is neither held for trading nor contingent consideration recognized by an acquirer in a business combination to which IFRS 3 applies, the Company made an irrevocable election to present the changes of the fair value in other comprehensive income at initial recognition. Amounts presented in other comprehensive income shall not be subsequently transferred to profit or loss (when disposal of such equity instrument, its cumulated amount included in other components of equity is transferred directly to the retained earnings) and these investments should be presented as financial assets measured at fair value through other comprehensive income on the balance sheet. Dividends on such investment are recognized in profit or loss unless the dividends clearly represent a recovery of part of the cost of investment.

Financial asset measured at fair value through profit or loss

Financial assets were classified as measured at amortized cost or measured at fair value through other comprehensive income based on aforementioned criteria. All other financial assets were measured at fair value through profit or loss and presented on the balance sheet as financial assets measured at fair value through profit or loss.

Such financial assets are measured at fair value, the gains or losses resulting from remeasurement is recognized in profit or loss which includes any dividend or interest received on such financial assets.

B. Impairment of financial assets

The Group recognizes a loss allowance for expected credit losses on debt instrument investments measured at fair value through other comprehensive income and financial asset measured at amortized cost. The loss allowance on debt instrument investments measured at fair value through other comprehensive income is recognized in other comprehensive income and not reduce the carrying amount in the statement of financial position.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

The Group measures expected credit losses of a financial instrument in a way that reflects:

- a. an unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes;
- b. the time value of money; and
- c. reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions.

The loss allowance is measures as follow:

- a. At an amount equal to 12-month expected credit losses: the credit risk on a financial asset has not increased significantly since initial recognition or the financial asset is determined to have low credit risk at the reporting date. In addition, the Company measures the loss allowance at an amount equal to lifetime expected credit losses in the previous reporting period but determines at the current reporting date that the credit risk on a financial asset has increased significantly since initial recognition is no longer met.
- b. At an amount equal to the lifetime expected credit losses: the credit risk on a financial asset has increased significantly since initial recognition or financial asset that is purchased or originated credit-impaired financial asset.
- c. For trade receivables or contract assets arising from transactions within the scope of IFRS 15, the Company measures the loss allowance at an amount equal to lifetime expected credit losses.

At each reporting date, the Group needs to assess whether the credit risk on a financial asset has increased significantly since initial recognition by comparing the risk of a default occurring at the reporting date and the risk of default occurring at initial recognition. Please refer to Note 12 for further details on credit risk.

C. Derecognition of financial assets

A financial asset is derecognized when:

- a. The rights to receive cash flows from the asset have expired
- b. The Company has transferred the asset and substantially all the risks and rewards of the asset have been transferred
- c. The Company has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

On derecognition of a financial asset in its entirety, the difference between the carrying amount and the consideration received or to be received including any cumulative gain or loss that had been recognized in other comprehensive income is recognized in profit or loss (for debt instruments) or directly in retained earnings (for equity instruments).

If the transferred asset is part of a larger financial asset and the part transferred qualifies for derecognition in its entirety, the Company allocates the previous carrying amount of the larger financial asset between the part that continues to be recognized and the part that is derecognized, based on the relative fair values of those parts on the date of the transfer. Any cumulative gain or loss that had been recognized in other comprehensive income is allocated between the part that continues to be recognized and the part that is derecognized, based on the relative fair values of those parts. The difference between the carrying amount allocated to the part derecognized and the sum of the consideration received for the part derecognized and any cumulative gain or loss allocated that had been recognized in other comprehensive income, is recognized in profit or loss or directly in retained earnings.

D. Financial liabilities and equity

Classification between liabilities or equity

The Group classifies the instrument issued as a financial liability or an equity instrument in accordance with the substance of the contractual arrangement and the definitions of a financial liability, and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. The transaction costs of an equity transaction are accounted for as a deduction from equity (net of any related income tax benefit) to the extent they are incremental costs directly attributable to the equity transaction that otherwise would have been avoided.

Compound instruments

The Company evaluates the terms of the convertible bonds issued to determine whether it contains both a liability and an equity component. Furthermore, the Company assesses if the economic characteristics and risks of the put and call options contained in the convertible bonds are closely related to the economic characteristics and risk of the host contract before separating the equity element.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

For the liability component excluding the derivatives, its fair value is determined based on the rate of interest applied at that time by the market to instruments of comparable credit status. The liability component is classified as a financial liability measured at amortized cost before the instrument is converted or settled.

For the embedded derivative that is not closely related to the host contract (for example, if the exercise price of the embedded call or put option is not approximately equal on each exercise date to the amortized cost of the host debt instrument), it is classified as a liability component and subsequently measured at fair value through profit or loss unless it qualifies for an equity component. The equity component is assigned the residual amount after deducting from the fair value of the instrument as a whole the amount separately determined for the liability component. Its carrying amount is not remeasured in the subsequent accounting periods. If the convertible bond issued does not have an equity component, it is accounted for as a hybrid instrument in accordance with the requirements under IFRS 9 Financial Instruments.

Transaction costs are apportioned between the liability and equity components of the convertible bond based on the allocation of proceeds to the liability and equity components when the instruments are initially recognized.

On conversion of a convertible bond before maturity, the carrying amount of the liability component being the amortized cost at the date of conversion is transferred to equity.

Financial liabilities

Financial liabilities within the scope of IFRS 9 *Financial Instruments* are classified as financial liabilities at fair value through profit or loss or financial liabilities measured at amortized cost upon initial recognition.

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated as at fair value through profit or loss. A financial liability is classified as held for trading if:

- a. it is acquired or incurred principally for the purpose of selling or repurchasing it in the near term.
- b. on initial recognition it is part of a portfolio of identified financial instruments that are managed together and for which there is evidence of a recent actual pattern of short-term profit-taking; or
- c. it is a derivative (except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument).

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

If a contract contains one or more embedded derivatives, the entire hybrid (combined) contract may be designated as a financial liability at fair value through profit or loss; or a financial liability may be designated as at fair value through profit or loss when doing so results in more relevant information, because either:

- a. it eliminates or significantly reduces a measurement or recognition inconsistency; or
- b. a group of financial assets, financial liabilities or both is managed and its performance is evaluated on a fair value basis, in accordance with a documented risk management or investment strategy, and information about the Company is provided internally on that basis to the key management personnel.

Gains or losses on the subsequent measurement of liabilities at fair value through profit or loss including interest paid are recognized in profit or loss.

Financial liabilities at amortized cost

Financial liabilities measured at amortized cost include interest bearing loans and borrowings that are subsequently measured using the effective interest rate method after initial recognition. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the effective interest rate method amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or transaction costs.

Derecognition of financial liabilities

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified (whether or not attributable to the financial difficulty of the debtor), such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognized in profit or loss.

E. Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the balance sheet if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(9) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- A. In the principal market for the asset or liability, or
- B. In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible to by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

(10) Inventories

Inventories are valued at lower of cost and net realizable value item by item.

Costs incurred in bringing each inventory to its present location and condition are accounted for as follows:

Raw materials - Purchase cost based on a weighted average cost basis.

Finished goods and work in progress - Cost of direct materials and labor and a proportion of manufacturing overheads based on normal operating capacity but excluding borrowing costs.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(11) Non-current assets held for sale and discontinued operations

Non-current assets and disposal groups are classified as held for sale if their carrying amounts will be recovered through a sale transaction that is highly probable within one year from the date of classification and the asset or disposal group is available for immediate sale in its present condition. Non-current assets and disposal groups classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

In the consolidated statement of comprehensive income of the reporting period, and of the comparable period of the previous year, income and expenses from discontinued operations are reported separately from income and expenses from continuing operations, down to the level of profit after taxes, even when the Group retains a non-controlling interest in the subsidiary after the sale. The resulting profit or loss (after taxes) is reported separately in the statement of comprehensive income.

Property, plant and equipment and intangible assets once classified as held for sale are not depreciated or amortized.

(12) Investments accounted for under the equity method

The Group's investment in its associate is accounted for under the equity method other than those that meet the criteria to be classified as held for sale. An associate is an entity over which the Group has significant influence. A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture.

Under the equity method, the investment in the associate or an investment in a joint venture is carried in the balance sheet at cost and adjusted thereafter for the post-acquisition change in the Group's share of net assets of the associate or joint venture. After the interest in the associate or joint venture is reduced to zero, additional losses are provided for, and a liability is recognized, only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture. Unrealized gains and losses resulting from transactions between the Group and the associate or joint venture are eliminated to the extent of the Group's related interest in the associate or joint venture.

When changes in the net assets of an associate or a joint venture occur and not those that are recognized in profit or loss or other comprehensive income and do not affect the Group's percentage of ownership interests in the associate or joint venture, the Group recognizes such changes in equity based on its percentage of ownership interests. The resulting capital surplus recognized will be reclassified to profit or loss at the time of disposing the associate or joint venture on a prorate basis.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

When the associate or joint venture issues new stock, and the Group's interest in an associate or a joint venture is reduced or increased as the Group fails to acquire shares newly issued in the associate or joint venture proportionately to its original ownership interest, the increase or decrease in the interest in the associate or joint venture is recognized in Additional Paid in Capital and Investment accounted for using the equity method. When the interest in the associate or joint venture is reduced, the cumulative amounts previously recognized in other comprehensive income are reclassified to profit or loss or other appropriate items. The aforementioned capital surplus recognized is reclassified to profit or loss on a pro rata basis when the Group disposes the associate or joint venture.

The financial statements of the associate or joint venture are prepared for the same reporting period as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

The Group determines at each reporting date whether there is any objective evidence that the investment in the associate or an investment in a joint venture is impaired in accordance with IAS 28 *Investments in Associates and Joint Ventures*. If this is the case the Group calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture and its carrying value and recognizes the amount in the 'share of profit or loss of an associate' in the statement of comprehensive income in accordance with IAS 36 *Impairment of Assets*. In determining the value in use of the investment, the Group estimates:

- A. Its share of the present value of the estimated future cash flows expected to be generated by the associate or joint venture, including the cash flows from the operations of the associate and the proceeds on the ultimate disposal of the investment; or
- B. The present value of the estimated future cash flows expected to arise from dividends to be received from the investment and from its ultimate disposal.

Because goodwill that forms part of the carrying amount of an investment in an associate or an investment in a joint venture is not separately recognized, it is not tested for impairment separately by applying the requirements for impairment testing goodwill in IAS 36 *Impairment of Assets*.

Upon loss of significant influence over the associate or joint venture, the Group measures and recognizes any retaining investment at its fair value. Any difference between the carrying amount of the associate or joint venture upon loss of significant influence and the fair value of the retaining investment and proceeds from disposal is recognized in profit or loss. Furthermore, if an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate, the entity continues to apply the equity method and does not remeasure the retained interest.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(13) Property, plant and equipment

Property, plant and equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of dismantling and removing the item and restoring the site on which it is located and borrowing costs for construction in progress if the recognition criteria are met. Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. When significant parts of property, plant and equipment are required to be replaced in intervals, the Group recognized such parts as individual assets with specific useful lives and depreciation, respectively. The carrying amount of those parts that are replaced is derecognized in accordance with the derecognition provisions of IAS 16 *Property, plant and equipment*. When a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Depreciation is calculated on a straight-line basis over the estimated economic lives of the following assets:

Buildings	5~55 years
Machinery and equipment	2~10 years
Transportation equipment	2~10 years
Office equipment	5 years
Right-of-use assets	2~50 years
Lease improvement	2~25 years
Other equipment	3~5 years

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset is recognized in profit or loss.

The assets' residual values, useful lives and methods of depreciation are reviewed at each financial year end and adjusted prospectively, if appropriate.

(14) Investment property

The Group's owned investment properties are measured initially at cost, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the costs of day-to-day servicing of an investment property. Subsequent to initial recognition, other than those that meet the criteria to be classified as held for sale (or are included in a disposal Group that is classified as held for sale) in accordance with IFRS 5 *Non-current Assets Held for Sale and Discontinued Operations*, investment properties are measured using the cost model in accordance with the requirements of IAS 16 *Property, plant and equipment* for that model. If investment properties are held by a lessee as right-of-use assets and is not held for sale in accordance with IFRS 5, investment properties are measured in accordance with the requirements of IFRS 16.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Depreciation is calculated on a straight-line basis over the estimated economic lives of the following assets:

Buildings	30~55 years
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Investment properties are derecognized when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of derecognition.

Properties are transferred to or from investment properties due to actual use.

Properties are transferred to or from investment properties when the properties meet, or cease to meet, the definition of investment property and there is evidence of the change in use.

(15) Leases

For contracts entered, the Group assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset for a period of time, the Group assesses whether, throughout the period of use, has both of the following:

- A. the right to obtain substantially all of the economic benefits from use of the identified asset;
and
- B. the right to direct the use of the identified asset.

For a contract that is, or contains, a lease, the Group accounts for each lease component within the contract as a lease separately from non-lease components of the contract. For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components. The relative stand-alone price of lease and non-lease components shall be determined on the basis of the price the lessor, or a similar supplier, would charge the Group for that component, or a similar component, separately. If an observable stand-alone price is not readily available, the Group estimates the stand-alone price, maximizing the use of observable information.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Group as a lessee

Except for leases that meet and elect short-term leases or leases of low-value assets, the Group recognizes right-of-use asset and lease liability for all leases which the Group is the lessee of those lease contracts.

At the commencement date, the Group measures the lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Group uses its incremental borrowing rate. At the commencement date, the lease payments included in the measurement of the lease liability comprise the following payments for the right to use the underlying asset during the lease term that are not paid at the commencement date:

- A. fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- B. variable lease payments that depend on an index or rate, initially measured using the index or rate as at the commencement date;
- C. amounts expected to be payable by the lessee under residual value guarantees;
- D. the exercise price of a purchase option if the Group is reasonably certain to exercise that option; and
- E. payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease.

After the commencement date, the Group measures the lease liability on an amortised cost basis, which increases the carrying amount to reflect interest on the lease liability by using an effective interest method; and reduces the carrying amount to reflect the lease payments made.

At the commencement date, the Group measures the right-of-use asset at cost. Cost of right-of-use asset contains:

- A. the amount of the initial measurement of the lease liability;
- B. any lease payments made at or before the commencement date, less any lease incentives received
- C. any initial direct costs incurred by the lessee; and
- D. an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

For subsequent measurement of the right-of-use asset, the Group measures the right-of-use asset at cost less any accumulated depreciation and any accumulated impairment losses. That is, the Group measures the right-of-use applying a cost model.

If the lease transfers ownership of the underlying asset to the Group by the end of the lease term or if the cost of the right-of-use asset reflects that the Group will exercise a purchase option, the Group depreciates the right-of-use asset from the commencement date to the end of the useful life of the underlying asset. Otherwise, the Group depreciates the right-of-use asset from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

The Group applies IAS 36 “Impairment of Assets” to determine whether the right-of-use asset is impaired and to account for any impairment loss identified.

Except for those leases that the Group accounted for as short-term leases or leases of low-value assets, the Group presents right-of-use assets and lease liabilities in the balance sheet and separately presents lease-related interest expense and depreciation charge in the statements comprehensive income.

For short-term leases or leases of low-value assets, the Group elects to recognize the lease payments associated with those leases as an expense on either a straight-line basis over the lease term or another systematic basis.

Group as a lessor

At inception of a contract, the Group classifies each of its leases as either an operating lease or a finance lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of an underlying asset. A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset. At the commencement date, the Group recognizes assets held under a finance lease in its balance sheet and present them as a receivable at an amount equal to the net investment in the lease.

For a contract that contains lease components and non-lease components, the Group allocates the consideration in the contract applying IFRS 15.

The Group recognizes lease payments from operating leases as rental income on either a straight-line basis or another systematic basis. Variable lease payments for operating leases that do not depend on an index or a rate are recognized as rental income when incurred.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(16) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses, if any. Internally generated intangible assets, excluding capitalized development costs, are not capitalized and expenditure is reflected in profit or loss for the year in which the expenditure is incurred.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite lives are amortized over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life is reviewed at least at the end of each financial year. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate, and are treated as changes in accounting estimates.

Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in profit or loss when the asset is derecognized.

Concession

The Group construct The Taipei Port Second Bulk Cargo Storage and Transportation Center and obtain the right to charge users under the contract “Bulk & General Cargo Terminal No.2 of Taipei Port building and operating”. The intangible asset method is applicable IFRIC 12 “Service Concession Arrangements”. Construction cost invested during the construction period is classified as concession cost. The concession cost started to be amortized based on the Straight-line Method during the operation period ,since the completion of The Taipei Port Second Bulk Cargo Storage and Transportation Center and start to operate concession business. The concessions and accumulated amortization balance will be written off when the contract is terminated, or the concession period expires.

English Translation of Financial Statements Originally Issued in Chinese
 GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
 (Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

A summary of the policies applied to the Group's intangible assets is as follows:

	Concession	Computer software
Useful lives	Finite	Finite
Amortization method used	Amortized on a straight-line basis over the specified period of the operating and maintaining.	Amortized on a straight-line basis over the estimated useful life
Internally generated or acquired	Acquired	Acquired

(17) Impairment of non-financial assets

The Group assesses at the end of each reporting period whether there is any indication that an asset in the scope of IAS 36 Impairment of Assets may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's ("CGU") fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or Group of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

For assets excluding goodwill, an assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Group estimates the asset's or cash-generating unit's recoverable amount. A previously recognized impairment loss is reversed only if there has been an increase in the estimated service potential of an asset which in turn increases the recoverable amount. However, the reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years.

A cash generating unit, or groups of cash-generating units, to which goodwill has been allocated is tested for impairment annually at the same time, irrespective of whether there is any indication of impairment. If an impairment loss is to be recognized, it is first allocated to reduce the carrying amount of any goodwill allocated to the cash generating unit (group of units), then to the other assets of the unit (group of units) pro rata on the basis of the carrying amount of each asset in the unit (group of units). Impairment losses relating to goodwill cannot be reversed in future periods for any reason.

An impairment loss of continuing operations or a reversal of such impairment loss is recognized in profit or loss.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(18) Provisions

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probably that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Group expects some or all of a provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Provision for decommissioning, restoration and rehabilitation costs

The provision for decommissioning, restoration and rehabilitation costs arose on construction of a property, plant and equipment. Decommissioning costs are provided at the present value of expected costs to settle the obligation using estimated cash flows and are recognized as part of the cost of that particular asset. The cash flows are discounted at a current pre-tax rate that reflects the risks specific to the decommissioning liability. The unwinding of the discount is expensed as incurred and recognized as a finance cost. The estimated future costs of decommissioning are reviewed annually and adjusted as appropriate. Changes in the estimated future costs or in the discount rate applied are added to or deducted from the cost of the asset.

Maintenance warranties

A provision is recognized for expected warranty claims on construction, based on past experience, management's judgement and other known factors.

(19) Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognized at cost and deducted from equity. Any difference between the carrying amount and the consideration is recognized in equity.

(20) Revenue recognition

The Group's revenue arising from contracts with customers are primarily related to sale of goods and rendering of services. The accounting policies are explained as follow:

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Sale of goods

The Group sells merchandise. Sales are recognized when control of the goods is transferred to the customer and the goods are delivered to the customers. The main product of the Group is pre-mixed concrete and cement. Revenue is recognized based on the consideration stated in the contract.

The Group provides its customer with a warranty with the purchase of the products. The warranty provides assurance that the product will operate as expected by the customers. And the warranty is accounted in accordance with IAS 37.

The credit period of the Group's sale of goods is from 30 to 120 days. For most of the contracts, when the Group transfers the goods to customers and has a right to an amount of consideration that is unconditional, these contracts are recognized as trade receivables. The Group usually collects the payments shortly after transfer of goods to customers; therefore, there is no significant financing component to the contract. The other part of the accounts receivable is the contract between the Group and the customer to deliver the promised goods or services to the customer, but the payment period is more than one year according to the contract. Therefore, the Group adjusts the transaction price for the time value of money. However, some of the contracts are subject to partial consideration for the customers before the transfer of the goods. The Group is obliged to undertake the subsequent transfer of the goods and is therefore recognized as a contract liability.

(21) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective assets. All other borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

(22) Government grants

Government grants are recognized where there is reasonable assurance that the grant will be received, and all attached conditions will be complied with. Where the grant relates to an asset, it is recognized as deferred income and released to income in equal amounts over the expected useful life of the related asset. When the grant relates to an expense item, it is recognized as income over the period necessary to match the grant on a systematic basis to the costs that it is intended to compensate.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Where the Group receives non-monetary grants, the asset and the grant are recorded gross at nominal amounts and released to the statement of comprehensive income over the expected useful life and pattern of consumption of the benefit of the underlying asset by equal annual installments. Where loans or similar assistance are provided by governments or related institutions with an interest rate below the current applicable market rate, the effect of this favorable interest is regarded as additional government grant.

(23) Post-employment benefits

All regular employees of the Group and its domestic subsidiaries are entitled to a pension plan that is managed by an independently administered pension fund committee. Fund assets are deposited under the committee's name in the specific bank account and hence, not associated with the Group and its domestic subsidiaries. Therefore, fund assets are not included in the Group's consolidated financial statements. Pension benefits for employees of the overseas subsidiaries and the branches are provided in accordance with the respective local regulations.

For the defined contribution plan, the Group and its domestic subsidiaries will make a monthly contribution of no less than 6% of the monthly wages of the employees subject to the plan. The Group recognizes expenses for the defined contribution plan in the period in which the contribution becomes due. Overseas subsidiaries and branches make contribution to the plan based on the requirements of local regulations.

Post-employment benefit plan that is classified as a defined benefit plan uses the Projected Unit Credit Method to measure its obligations and costs based on actuarial assumptions. Re-measurements, comprising of the effect of the actuarial gains and losses, the effect of the asset ceiling (excluding net interest) and the return on plan assets, excluding net interest, are recognized as other comprehensive income with a corresponding debit or credit to retained earnings in the period in which they occur. Past service costs are recognized in profit or loss on the earlier of:

- A. the date of the plan amendment or curtailment, and
- B. the date that the Group recognizes restructuring-related costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset, both as determined at the start of the annual reporting period, taking account of any changes in the net defined benefit liability (asset) during the period as a result of contribution and benefit payment.

Pension cost for an interim period is calculated on a year-to-date basis by using the actuarially determined pension cost rate at the end of the prior financial year, adjusted and disclosed for significant market fluctuations since that time and for significant curtailments, settlements, or other significant one-off events.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(24) Share-based payment transactions

The cost of equity-settled transactions between the Group and employees is recognized based on the fair value of the equity instruments granted. The fair value of the equity instruments is determined by using an appropriate pricing model.

The cost of equity-settled transactions is recognized, together with a corresponding increase in other capital reserves in equity, over the period in which the performance and/or service conditions are fulfilled. The cumulative expense recognized for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Group's best estimate of the number of equity instruments that will ultimately vest. The income statement expense or credit for a period represents the movement in cumulative expense recognized as of the beginning and end of that period.

No expense is recognized for awards that do not ultimately vest, except for equity-settled transactions where vesting is conditional upon a market or non-vesting condition, which are treated as vesting irrespective of whether or not the market or non-vesting condition is satisfied, provided that all other performance and/or service conditions are satisfied.

Where the terms of an equity-settled transaction award are modified, the minimum expense recognized is the expense as if the terms had not been modified, if the original terms of the award are met. An additional expense is recognized for any modification that increases the total fair value of the share-based payment transaction, or is otherwise beneficial to the employee as measured at the date of modification.

Where an equity-settled award is cancelled, it is treated as if it vested on the date of cancellation, and any expense not yet recognized for the award is recognized immediately. This includes any award where non-vesting conditions within the control of either the entity or the employee are not met. However, if a new award is substituted for the cancelled award and designated as a replacement award on the date that it is granted, the cancelled and new awards are treated as if they were a modification of the original award, as described in the previous paragraph.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

(25) Income taxes

Income tax expense (income) is the aggregate amount included in the determination of profit or loss for the period in respect of current tax and deferred tax.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period. Current income tax relating to items recognized in other comprehensive income or directly in equity is recognized in other comprehensive income or equity and not in profit or loss.

The 5% surtax on undistributed retained earnings is recognized as income tax expense in the subsequent year when the distribution proposal is approved by the Shareholders' meeting.

Deferred tax

Deferred tax is provided on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, except:

- A. Where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.
- B. In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized, except:

- A. Where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.
- B. In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the reporting date. The measurement of deferred tax assets and deferred tax liabilities reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax relating to items recognized outside profit or loss is recognized outside profit or loss. Deferred tax items are recognized in correlation to the underlying transaction either in other comprehensive income or directly in equity. Deferred tax assets are reassessed at each reporting date and are recognized accordingly.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

(26) Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The consideration transferred, the identifiable assets acquired, and liabilities assumed are measured at acquisition date fair value. For each business combination, the acquirer measures any non-controlling interest in the acquiree either at fair value or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are accounted for as expenses in the periods in which the costs are incurred and are classified under administrative expenses.

When the Group acquires a business, it assesses the assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as of the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, the acquisition date fair value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through profit or loss.

Any contingent consideration to be transferred by the acquirer will be recognized at the acquisition-date fair value. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability will be recognized in accordance with IAS 39 *Financial Instruments: Recognition and Measurement* either in profit or loss or as a change to other comprehensive income. However, if the contingent consideration is classified as equity, it should not be remeasured until it is finally settled within equity.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Goodwill is initially measured as the amount of the excess of the aggregate of the consideration transferred and the non-controlling interest over the net fair value of the identifiable assets acquired and the liabilities assumed. If this aggregate is lower than the fair value of the net assets acquired, the difference is recognized in profit or loss.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units. Each unit or group of units to which the goodwill is so allocated represents the lowest level within the Group at which the goodwill is monitored for internal management purpose and is not larger than an operating segment before aggregation.

Where goodwill forms part of a cash-generating unit and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation. Goodwill disposed of in this circumstance is measured based on the relative recoverable amounts of the operation disposed of and the portion of the cash-generating unit retained.

5. Significant Accounting Judgments, Estimates and Assumptions

The preparation of the Group's consolidated financial statements require management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumption and estimate could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

(1) Judgment

In the process of applying the Group's accounting policies, management made the following judgments, which have the most significant effect on the amounts recognized in the consolidated financial statements:

A. Investment properties

Certain properties of the Group comprise a portion that is held to earn rentals or for capital appreciation and another portion that is owner-occupied. If these portions could be sold separately, the Group accounts for the portions separately as investment properties and property, plant and equipment. If the portions could not be sold separately, the property is classified as investment property in its entirety only if the portion that is owner-occupied is under 5% of the total property.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

B. Operating lease commitment-Group as the lessor

The Group has entered into commercial property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties, and accounts for the contracts as operating leases.

C. De facto control without a majority of the voting rights in subsidiaries

The Group does not have majority of the voting rights in certain subsidiaries. However, after taking into consideration factors such as absolute size of the Group's holding, relative size of the other shareholdings, how widely spread are the remaining shareholders, contractual arrangements between shareholders, potential voting rights, etc., the Group reached the conclusion that it has de facto control over these subsidiaries. Please refer to Note 4(3) for further details.

(2) Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

A. Fair value of financial instruments

Where the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using valuation techniques including the income approach (for example the discounted cash flow model) or market approach. Changes in assumptions about these factors could affect the reported fair value of the financial instruments. Please refer to Note 12 for more details.

B. Impairment of non-financial assets

An impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs to sell and its value in use. The fair value less costs to sell calculation is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date less incremental costs that would be directly attributable to the disposal of the asset or cash generating unit. The value in use calculation is based on a discounted cash flow model. The cash flows projections are derived from the budget for the next five years and do not include restructuring activities that the Group is not yet committed to or significant future investments that will enhance the asset's performance of the cash generating unit being tested. The recoverable amount is most sensitive to the discount rate used for the discounted cash flow model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

C. Pension benefits

The cost of post-employment benefit and the present value of the pension obligation under defined benefit pension plans are determined using actuarial valuations. An actuarial valuation involves making various assumptions. These include the determination of the discount rate and future salary increases. Please refer to Note 6 for more details.

D. Accounts receivables-estimation of impairment loss

The Group estimates the impairment loss of accounts receivables at an amount equal to lifetime expected credit losses. The credit loss is the present value of the difference between the contractual cash flows that are due under the contract (carrying amount) and the cash flows that expects to receive (evaluate forward looking information). However, as the impact from the discounting of short-term receivables is not material, the credit loss is measured by the undiscounted cash flows. Where the actual future cash flows are lower than expected, a material impairment loss may arise. Please refer to Note 6 for more details.

E. Income tax

Uncertainties exist with respect to the interpretation of complex tax regulations and the amount and timing of future taxable income. Given the wide range of international business relationships and the long-term nature and complexity of existing contractual agreements, differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax income and expense already recorded. The Group establishes provisions, based on reasonable estimates, for possible consequences of audits by the tax authorities of the respective counties in which it operates. The amount of such provisions is based on various factors, such as experience of previous tax audits and differing interpretations of tax regulations by the taxable entity and the responsible tax authority. Such differences of interpretation may arise on a wide variety of issues depending on the conditions prevailing in the respective Group's domicile.

Deferred tax assets are recognized for all carryforward of unused tax losses and unused tax credits and deductible temporary differences to the extent that it is probable that taxable profit will be available or there are sufficient taxable temporary differences against which the unused tax losses, unused tax credits or deductible temporary differences can be utilized. The amount of deferred tax assets determined to be recognized is based upon the likely timing and the level of future taxable profits and taxable temporary differences together with future tax planning strategies. Please refer to Note 6 for disclosure on unrecognized deferred tax assets of the Group as of December 31, 2022 and 2021.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

6. Contents of Significant Accounts

(1) Cash and cash equivalents

	As of December 31,	
	2022	2021
Cash on hand and petty cash	\$5,657	\$5,691
Checking accounts and demand deposits	1,614,480	1,911,153
Time deposits	486,442	601,317
Total	<u>\$2,106,579</u>	<u>\$2,518,161</u>

(2) Financial assets at fair value through other comprehensive income

	As of December 31,	
	2022	2021
Equity instrument investments measured at fair value through other comprehensive income:		
Listed companies' stocks	\$1,460,684	\$1,672,747
Unlisted companies' stocks	440,126	524,098
Total	<u>\$1,900,810</u>	<u>\$2,196,845</u>
Current	\$666,402	\$846,720
Non-current	1,234,408	1,350,125
Total	<u>\$1,900,810</u>	<u>\$2,196,845</u>

Please refer to Note 8 for more details on financial assets at fair value through other comprehensive income under pledge.

In consideration of the Group's investment strategy, the Group sold, and derecognized partial equity instrument investments measured at fair value through other comprehensive income. Details on derecognition of such investments for the years ended December 31, 2022 and 2021 are as follow:

	For the years ended December 31,	
	2022	2021
The fair value of the investments at the date of derecognition	\$-	\$31,296
The cumulative gain or loss on disposal reclassified from other equity to retained earnings	8,643	3,326

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(3) Financial assets measured at amortized cost

	<u>As of December 31,</u>	
	<u>2022</u>	<u>2021</u>
Time deposit	\$171,975	\$170,463
Restricted cash - demand deposits	66,433	15,407
Total	<u>\$238,408</u>	<u>\$185,870</u>
Current	\$164,675	\$160,272
Non-current	73,733	25,598
Total	<u>\$238,408</u>	<u>\$185,870</u>

Please refer to Note 8 for more details on financial assets measured at amortized cost under pledge.

(4) Notes receivable

	<u>As of December 31,</u>	
	<u>2022</u>	<u>2021</u>
Notes receivables arising from operating activities	\$1,417,653	\$1,658,103
Less: loss allowance	(844)	(892)
Total	<u>\$1,416,809</u>	<u>\$1,657,211</u>

Notes receivables were not pledged.

The Group adopted IFRS 9 for impairment assessment. Please refer to Note 6(19) for more details on loss allowance and Note 12 for more details on credit risk

(5) Accounts receivable, accounts receivable - related parties, and long - term receivable

Accounts receivable and accounts receivable - related parties

	<u>As of December 31,</u>	
	<u>2022</u>	<u>2021</u>
Accounts receivable	\$6,554,197	\$5,502,301
Less: loss allowance	(111,109)	(87,077)
Subtotal	<u>6,443,088</u>	<u>5,415,224</u>
Accounts receivable - related parties	13,006	27,521
Less: loss allowance	-	-
Subtotal	<u>13,006</u>	<u>27,521</u>
Total	<u>\$6,456,094</u>	<u>\$5,442,745</u>

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Long-term receivable

	As of December 31,	
	2022	2021
Construction retainage receivable	\$1,040,088	\$2,245,311
Overdue receivables	289,221	290,678
Subtotal	1,329,309	2,535,989
Less: loss allowance	(84,149)	(110,553)
Total	<u>\$1,245,160</u>	<u>\$2,425,436</u>

Accounts receivable and long - term receivable were not pledged.

Accounts receivables are generally on 30-120 day terms. The total carrying amount as of December 31, 2022 and 2021 were NT\$7,896,512 thousand and NT\$8,065,811 thousand, respectively. Please refer to Note 6(19) for more details on loss allowance of accounts receivable for the years ended December 31, 2022 and 2021. Please refer to Note 12 for more details on credit risk management.

(6) Inventories

	As of December 31,	
	2022	2021
Raw materials	\$450,236	\$268,688
Building for sale	79,872	79,872
Land of construction	210,368	210,368
Work in process	32,602	35,061
Finished goods	70,789	59,767
Total	<u>\$843,867</u>	<u>\$653,756</u>

For the year ended December 31, 2022, the Group recognized the cost of inventories in expense amounted to NT\$13,604,106 thousand, including gain from price recovery of inventories NT\$2,009 thousand.

For the year ended December 31, 2021, the Group recognized the cost of inventories in expense amounted to NT\$15,253,631 thousand, including gain from price recovery of inventories NT\$4,306 thousand.

The Group generated the gain from price recovery of inventories was primarily the result of continuous clear these slow-moving raw materials in 2022 and 2021.

Please refer to Note 8 for more details on land of construction under pledge.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(7) Non-current assets held for sale

	As of December 31,	
	2022	2021
Non-current assets held for sale		
Investment property	\$-	\$573,315

For the purpose of revitalizing assets and providing working capital, On November 9, 2021, the Board of Directors of the Group approved to dispose land and buildings in Sanmin Dist., Kaohsiung City. The Company entered into a contract for the sale of that land and buildings with the Buyer on November 15, 2021. The contract amounted to NT\$2,350,000 thousand after deducting Land value increment tax, Business tax and other related expenses of NT\$33,504 thousand and recognized the gain on disposal of land and buildings for NT\$1,743,181 thousand on January 2022. The register of ownership transfer was completed on January 3, 2022.

(8) Investments accounted for under the equity method

The following table lists the investments accounted for using the equity method of the Group:

Investees	As of December 31,			
	2022		2021	
	Carrying amount	Percentage of ownership (%)	Carrying amount	Percentage of ownership (%)
Investments in associates:				
LIANYUAN CONCH CEMENT CO., LTD.	\$844,831	20%	\$814,731	20%
RAIXIN QUALITY PRODUCTS LTD.	15,738	39%	24,027	39%
Total	\$860,569		\$838,758	

The Group's investments listed above are not individually material. The aggregate carrying amount of the Group's investments in associates is NT\$860,569 thousand and NT\$838,758 thousand as of December 31, 2022 and 2021, respectively. The aggregate financial information as follows:

	For the years ended December 31,	
	2022	2021
Profit or loss from continuing operations	\$11,515	\$86,178
Other comprehensive income (post-tax)	-	-
Total comprehensive income	\$11,515	\$86,178

The associates had no contingent liabilities or capital commitments and weren't pledged as of December 31, 2022 and 2021.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(9) Property, plant and equipment

Owner occupied property, plant and equipment

	Land	Buildings	Machinery and equipment	Office equipment	Transportatio n equipment	Lease Improvements	Construction in progress and equipment awaiting examination	Other equipment	Total
Cost:									
As of January 1, 2022	\$5,421,938	\$2,030,793	\$2,956,854	\$24,214	\$2,375,069	\$146,372	\$1,409,416	\$194,602	\$14,559,258
Additions	8,949	17,557	149,417	4,172	810,185	15,467	2,107,441	43,718	3,156,906
Disposals	(1,909)	(86,369)	(184,269)	(1,868)	(742,868)	(4,050)	-	(9,153)	(1,030,486)
Transfers	(55,036)	(17,173)	26,041	-	38,490	5,350	4,388	124	2,184
Exchange effect	-	5,801	6,461	484	121,369	(237)	-	188	134,066
As of December 31, 2022	\$5,373,942	\$1,950,609	\$2,954,504	\$27,002	\$2,602,245	\$162,902	\$3,521,245	\$229,479	\$16,821,928
As of January 1, 2021	\$5,082,476	\$1,885,856	\$2,768,928	\$26,880	\$2,498,442	\$135,587	\$1,215,279	\$184,805	\$13,798,253
Additions	735,848	41,895	106,928	2,571	109,522	9,678	100,990	15,480	1,122,912
Disposals	-	(4,347)	(43,028)	(3,043)	(271,795)	(2,904)	-	(5,326)	(330,443)
Disposal of subsidiaries	-	(59,907)	(61,001)	(2,279)	(1,745)	-	-	(3,070)	(128,002)
Transfers	(396,386)	170,428	187,664	221	74,257	4,011	93,152	2,824	136,171
Exchange effect	735,848	41,895	106,928	2,571	109,522	9,678	100,990	15,480	1,122,912
As of December 31, 2021	\$5,421,938	\$2,030,793	\$2,956,854	\$24,214	\$2,375,069	\$146,372	\$1,409,416	\$194,602	\$14,559,258
Depreciation:									
As of January 1, 2022	\$-	\$1,042,777	\$2,190,232	\$17,727	\$943,445	\$123,274	\$-	\$148,194	\$4,465,649
Depreciation	-	76,439	130,870	2,116	176,530	7,985	-	13,817	407,757
Disposals	-	(86,145)	(171,185)	(1,733)	(275,463)	(4,050)	-	(8,881)	(547,457)
Transfers	-	-	-	-	-	-	-	-	-
Exchange effect	-	3,215	3,872	415	29,459	(237)	-	110	36,834
As of December 31, 2022	\$-	\$1,036,286	\$2,153,789	\$18,525	\$873,971	\$126,972	\$-	\$153,240	\$4,362,783
As of January 1, 2021	\$-	\$1,002,271	\$2,167,463	\$20,437	\$1,023,017	\$121,665	\$-	\$143,717	\$4,478,570
Depreciation	-	76,115	112,103	1,566	140,601	4,513	-	11,396	346,294
Disposals	-	(3,950)	(41,140)	(2,751)	(209,882)	(2,904)	-	(4,987)	(265,614)
Disposal of subsidiaries	-	(30,031)	(46,273)	(1,612)	(660)	-	-	(1,824)	(80,400)
Transfers	-	-	-	189	-	-	-	(41)	148
Exchange effect	-	(1,628)	(1,921)	(102)	(9,631)	-	-	(67)	(13,349)
As of December 31, 2021	\$-	\$1,042,777	\$2,190,232	\$17,727	\$943,445	\$123,274	\$-	\$148,194	\$4,465,649
Impairment:									
As of January 1, 2022	\$215,335	\$322	\$987	\$-	\$27,680	\$-	\$-	\$268	\$244,592
Impairment	-	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	(27,680)	-	-	-	(27,680)
Exchange effect	-	-	-	-	-	-	-	-	-
As of December 31, 2022	\$215,335	\$322	\$987	\$-	\$-	\$-	\$-	\$268	\$216,912
As of January 1, 2021	\$215,335	\$322	\$987	\$-	\$28,480	\$-	\$-	\$268	\$245,392
Impairment	-	-	-	-	-	-	-	-	-
Exchange effect	-	-	-	-	(800)	-	-	-	(800)
As of December 31, 2021	\$215,335	\$322	\$987	\$-	\$27,680	\$-	\$-	\$268	\$244,592
Net carrying amount as of:									
December 31, 2022	\$5,158,607	\$914,001	\$799,728	\$8,477	\$1,728,274	\$35,930	\$3,521,245	\$75,971	\$12,242,233
December 31, 2021	\$5,206,603	\$987,694	\$765,635	\$6,487	\$1,403,944	\$23,098	\$1,409,416	\$46,140	\$9,849,017

Components of building that have different useful lives are main building structure, equipment of pre-mixed concrete, air conditioning units and elevators, which are depreciated over 55 years, 5~20 years, 8 years and 15 years, respectively.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Please refer to Note 8 for more details on property, plant and equipment under pledge.

Part of the property, plant and equipment were held temporarily under third parties' names because of regulatory requirements. The relevant security procedures have been fully implemented.

(10) Investment property

	Land	Buildings	Total
Cost:			
As of January 1, 2022	\$2,757,845	\$1,142,561	\$3,900,406
Additions from acquisitions	2,096,615	14,265	2,110,880
Disposals	-	(2,051)	(2,051)
Transfers	69,100	-	69,100
As of December 31, 2022	<u>\$4,923,560</u>	<u>\$1,154,775</u>	<u>\$6,078,335</u>
As of January 1, 2021	\$3,327,949	\$1,746,060	\$5,074,009
Additions from acquisitions	58,969	3,055	62,024
Disposals	-	(969)	(969)
Transfers	(629,073)	(605,585)	(1,234,658)
As of December 31, 2021	<u>\$2,757,845</u>	<u>\$1,142,561</u>	<u>\$3,900,406</u>
Depreciation:			
As of January 1, 2022	\$-	\$515,119	\$515,119
Depreciation	-	39,621	39,621
Disposals	-	(1,740)	(1,740)
As of December 31, 2022	<u>\$-</u>	<u>\$553,000</u>	<u>\$553,000</u>
As of January 1, 2021	\$-	\$1,084,684	\$1,084,684
Depreciation	-	36,989	36,989
Disposals	-	(969)	(969)
Transfers	-	(605,585)	(605,585)
As of December 31, 2021	<u>\$-</u>	<u>\$515,119</u>	<u>\$515,119</u>
Impairment:			
As of January 1, 2022	\$-	\$12,954	\$12,954
Impairment	-	20,020	20,020
Transfers	-	-	-
As of December 31, 2022	<u>\$-</u>	<u>\$32,974</u>	<u>\$32,974</u>
As of January 1, 2021	\$-	\$12,954	\$12,954
Impairment	-	-	-
Transfers	-	-	-
As of December 31, 2021	<u>\$-</u>	<u>\$12,954</u>	<u>\$12,954</u>
Net carrying amount as of:			
December 31, 2022	<u>\$4,923,560</u>	<u>\$568,801</u>	<u>\$5,492,361</u>
December 31, 2021	<u>\$2,757,845</u>	<u>\$614,488</u>	<u>\$3,372,333</u>

English Translation of Financial Statements Originally Issued in Chinese
 GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
 (Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

	For the years ended	
	December 31,	
	2022	2021
Rental income from investment property	\$140,680	\$144,961
Less: Direct operating expense generated from rental income of investment property	(72,327)	(62,973)
Total	\$68,353	\$81,988

Please refer to Note 8 for more details on investment property under pledge.

Investment properties held by the Group are not measured at fair value but for which the fair value is disclosed. The fair value measurements of the investment properties are categorized within Level 3. The fair value of investment properties was NT\$12,077,434 thousand as of December 31, 2022. The fair value NT\$65,926 thousand has been determined based on valuations performed by an independent valuer. The valuation method used are comparison approach and income approach. The remaining NT\$12,011,508 thousand was assessed by the Group. The valuation method used is land development analysis approach which supporting by market evidence and current land value.

The fair value of investment properties was NT\$9,633,716 thousand as of December 31, 2021. The fair value NT\$62,684 thousand has been determined based on valuations performed by an independent valuer. The valuation method used are comparison approach and income approach. The remaining NT\$9,571,032 thousand was assessed by the Group. The valuation method used is land development analysis approach which supporting by market evidence and current land value.

Part of the Investment property were held temporarily under third parties' names because of regulatory requirements. The relevant security procedures have been fully implemented.

(11) Intangible assets

	Concession	Computer software	Total
Cost:			
As of January 1, 2022	\$4,293,683	\$53,133	\$4,346,816
Addition-acquired separately	-	3,132	3,132
Disposals	-	(343)	(343)
Transfers	-	1,211	1,211
Exchange effect	2	15	17
As of December 31, 2022	<u>\$4,293,685</u>	<u>\$57,148</u>	<u>\$4,350,833</u>
As of January 1, 2021	\$4,278,344	\$45,656	\$4,324,000
Addition-acquired separately	15,339	7,485	22,824
Exchange effect	-	(8)	(8)
As of December 31, 2021	<u>\$4,293,683</u>	<u>\$53,133</u>	<u>\$4,346,816</u>

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

	Concession	Computer software	Total
Amortization:			
As of January 1, 2022	\$521,257	\$38,538	\$559,795
Amortization	102,844	7,564	110,408
Disposals	-	(251)	(251)
Exchange effect	2	13	15
As of December 31, 2022	<u>\$624,103</u>	<u>\$45,864</u>	<u>\$669,967</u>
As of January 1, 2021	\$418,603	\$30,293	\$448,896
Amortization	102,654	8,252	110,906
Exchange effect	-	(7)	(7)
As of December 31, 2021	<u>\$521,257</u>	<u>\$38,538</u>	<u>\$559,795</u>
Net carrying amount as of:			
December 31, 2022	<u>\$3,669,582</u>	<u>\$11,284</u>	<u>\$3,680,866</u>
December 31, 2021	<u>\$3,772,426</u>	<u>\$14,595</u>	<u>\$3,787,021</u>

Recognized as amortized amount of intangible assets are as follows.

	2022	2021
Operating costs	<u>\$104,007</u>	<u>\$106,038</u>
Operating expenses	<u>\$6,401</u>	<u>\$4,868</u>

(12) Short-term loans

	As of December 31,	
	2022	2021
Unsecured bank loans	\$973,000	\$550,000
Secured bank loans	1,672,000	350,000
Total	<u>\$2,645,000</u>	<u>\$900,000</u>
Interest rates		
Credit bank loans	1.48~1.52%	0.73~0.79%
Secured bank loans	1.48~2%	0.73~0.75%

The Group's unused short-term lines of credits amount (including short-term loans and long-term loans) to NT\$11,726,500 thousand and NT\$11,443,431 thousand as of December 31, 2022 and 2021, respectively.

Please refer to Note 8 for more details on assets pledged as security for loans.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(13) Long-term loans

Details of long-term loans as of December 31, 2022 and 2021 are as follows:

Lenders	As of December 31, 2022	Maturity date and terms of repayment
<u>Secured long-term loan</u>		
Syndicated loans from Bank of Taiwan Cooperative (Note 1)	\$1,675,000	The principal is repaid every half a year starting October 11, 2022. Instalments are made between October 11, 2022 and April 11, 2032, covering NT\$49,000 thousand of the principal in each payment. The last payment will be made on October 11, 2032 to pay off the principal and interest
Bank of Taiwan	1,420,000	Effective January 12, 2024, principal payable semi-annually, A total of 8 instalments and each payment will be NTD\$250,000 thousand, interest paid every month.
KGI Bank	190,000	Effective December 1, 2022 (the grant day). Revolving use within the credit period and principal will be due in a lump-sum payment on December 1, 2023.
Shanghai Bank	16,250	Effective January 1, 2021(the grant day). The grace period is one year. The principal shall be repaid by quarterly basis.
<u>Unsecured long-term loan</u>		
First Commercial Bank	770,000	Effective Nov 29, 2022 (the grant day). Revolving use within the credit period and principal will be due in a lump-sum payment on Nov 29, 2024.
East Asia Bank	210,000	Effective August 18, 2019 (the first drawdown). Principal payable semi-annually after 12 months. A total of 5 instalments of which were amortized at an average of 20% of the principal.
KGI Bank	410,000	Effective December 1, 2022 (the grant day). Revolving use within the credit period and principal will be due in a lump-sum payment on December 1, 2023.
Subtotal	4,691,250	
Less: Organization cost	(3,949)	
	4,687,301	
Current portion	(920,750)	
Non-current portion	<u>\$3,766,551</u>	
Interest rates	<u>1.545%~2.2%</u>	

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Lenders	As of December 31, 2021	Maturity date and terms of repayment
<u>Secured long-term loan</u>		
Syndicated loans from Bank of Taiwan Cooperative (Note 1)	\$1,724,000	Effective October 11, 2018. Since the first use date, principal is repaid in 29 half-yearly payments; interest paid every quarter. Supplemental contract signed on July 14, 2020, the payment terms: Did not need to pay the principal from October 11, 2020 to April 11, 2021, payment will be NT\$49,000 thousand from October 11, 2021 to April 11, 2032. The last payment will pay off the principal and interest on October 11, 2032.
Bank of Taiwan	300,000	Effective December 25, 2018. Principal is repaid in 10 half-yearly payments, the 1 nd to 4 nd payments will be NT\$25,000 thousand, 5 nd to 8 nd payments will be NT\$50,000 thousand and 9 nd to 10 nd payments will be NT\$100,000 thousand; interest paid every month.
Bank of Taiwan	400,000	Effective December 25, 2019. Principal is repaid in 10 half-yearly payments, the 1 nd to 4 nd payments will be NT\$25,000 thousand, 5 nd to 8 nd payments will be NT\$50,000 thousand and 9 nd to 10 nd payments will be NT\$100,000 thousand; interest paid every month.
<u>Unsecured long-term loan</u>		
Shanghai Bank	30,000	Effective January 28, 2021, June 4, 2021, and June 15, 2021. The grace period is one year. Principal is repaid in 8 quarter-yearly payments; interest paid every month.
Bank of Taiwan	300,000	Effective December 25, 2018. Principal is repaid in 10 half-yearly payments, the 1 nd to 4 nd payments will be NT\$25,000 thousand, 5 nd to 8 nd payments will be NT\$50,000 thousand and 9 nd to 10 nd payments will be NT\$100,000 thousand; interest paid every month.
Bank of Taiwan	400,000	Effective December 25, 2019. Principal is repaid in 10 half-yearly payments, the 1 nd to 4 nd payments will be NT\$25,000 thousand, 5 nd to 8 nd payments will be NT\$50,000 thousand and 9 nd to 10 nd payments will be NT\$100,000 thousand; interest paid every month.
Bank of East Asia (Note 2)	350,000	Effective August 18, 2021 (the first drawdown). Principal payable semi-annually after 12 months. A total of 5 instalments of which were amortized at an average of 20% of the principal.
Subtotal	3,504,000	
Less: Organization cost	(4,354)	
	3,499,646	
Current portion	(526,625)	
Non-current portion	\$2,973,021	
Interest rates	1.061%~1.4%	

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Note 1: In October 2011, the Company's subsidiary, TAIPEI PORT TERMINAL COMPANY LIMITED, entered into a twenty-year syndicated loan in a total amount of NT\$2,700,000 thousand from multiple banks and Taiwan Cooperative Bank as the leading bank. Land use rights and part of property, plant and equipment, which acquired under the contract 「Bulk & General Cargo Terminal No.2 of Taipei Port building and operating」, were pledged as collateral for the syndicated loan. When the construction of terminal was completed, the Company need to observe two financial limited terms in the next year of the date of commencement of operation,

- a) Ratio of Liability to Equity shall not exceed 200%;
- b) Interest Coverage Ratio may not be less than two times.

Above financial limited terms need to be tested by bank by yearly. If the financial limited term was breached, the Company need to improve the financial structure in next year. If the financial structure does not be improved, the Company should pay to bank the compensation fee which 0.05% of the outstanding principal balance.

As of December 31, 2022, TAIPEI PORT TERMINAL COMPANY LIMITED did not breach the covenants above.

Note 2: Compliance with loan covenants

- A. The Company's shares need to be listed on the Taiwan Stock Exchange.
- B. The deputy chairman of the Board, Lin Ming-Sheng and his family should keep the right of ultimate control on the Company.
- C. During the effective period of the syndicated credit agreement, following financial ratio at the end of each year must be maintained at required level.
 - (a) Debt ratios (Total liabilities + Total assets) : no higher than 70%
 - (b) Total equity (Total assets – Total liabilities) : no lower than NT\$13 billion
 - (c) Current ratios (Total current assets / Total current liabilities) : no lower than 100%
 - (d) Interest coverage ratios [(Net profit before tax + Depreciation + Amortization + Interest expense) / Interest expense] : maintained at 200%

As of December 31, 2022, the Company did not breach any such covenants above.

The Group's unused long-term lines of credits was calculated with short-term lines of credits as of December 31, 2022 and 2021, respectively. Please refer to Note 6(12).

Please refer to Note 8 for more details on assets pledged as security for long-term loans.

English Translation of Financial Statements Originally Issued in Chinese
 GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
 (Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(14) Long-term notes payable

	2022	2021
Long-term notes payable	\$600,000	\$1,800,000
Less: Unamortised discount	(135)	(3,140)
Total	\$599,865	\$1,796,860
Interest rates	1.34%	0.358%~0.498%

The long-term notes and bills payable with a credit line of NT\$2,700,000 thousand is a commercial promissory note signed on April 10, 2020 with the Bank of O-bank for a two-year period during March 22, 2022 to March 21, 2024, which will be repaid at the expiration of the contract.

Please refer to Note 8 for more details on assets pledged as security for long-term notes and bills payable.

(15) Post-employment benefits

Defined contribution plan

The Company and its domestic subsidiaries adopt a defined contribution plan in accordance with the Labor Pension Act of the R.O.C. Under the Labor Pension Act, the Company and its domestic subsidiaries will make monthly contributions of no less than 6% of the employees' monthly wages to the employees' individual pension accounts. The Company and its domestic subsidiaries have made monthly contributions of 6% of each individual employee's salaries or wages to employees' pension accounts.

Subsidiaries located in the People's Republic of China will contribute social welfare benefits based on a certain percentage of employees' salaries or wages to the employees' individual pension accounts.

Pension benefits for employees of overseas subsidiaries and branches are provided in accordance with the local regulations.

Expenses under the defined contribution plan for the years ended December 31, 2022 and 2021 are NT\$23,116 thousand and NT\$21,069 thousand, respectively.

English Translation of Financial Statements Originally Issued in Chinese
 GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
 (Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Defined benefits plan

The Company and its domestic subsidiaries adopt a defined benefit plan in accordance with the Labor Standards Act of the R.O.C. The pension benefits are disbursed based on the units of service years and the average salaries in the last month of the service year. Two units per year are awarded for the first 15 years of services while one unit per year is awarded after the completion of the 15th year. The total units shall not exceed 45 units. Under the Labor Standards Act, the Company and its domestic subsidiaries contribute an amount equivalent to 2% of the employees' total salaries and wages on a monthly basis to the pension fund deposited at the Bank of Taiwan in the name of the administered pension fund committee. Before the end of each year, the Company and its domestic subsidiaries assess the balance in the designated labor pension fund. If the amount is inadequate to pay pensions calculated for workers retiring in the same year, the Company and its domestic subsidiaries will make up the difference in one appropriation before the end of March the following year.

The Ministry of Labor is in charge of establishing and implementing the fund utilization plan in accordance with the Regulations for Revenues, Expenditures, Safeguard and Utilization of the Labor Retirement Fund. The pension fund is invested in-house or under mandation, based on a passive-aggressive investment strategy for long-term profitability. The Ministry of Labor establishes checks and risk management mechanism based on the assessment of risk factors including market risk, credit risk and liquidity risk, in order to maintain adequate manager flexibility to achieve targeted return without over-exposure of risk. With regard to utilization of the pension fund, the minimum earnings in the annual distributions on the final financial statement shall not be less than the earnings attainable from the amounts accrued from two-year time deposits with the interest rates offered by local banks. Treasury Funds can be used to cover the deficits after the approval of the competent authority. As the Company does not participate in the operation and management of the pension fund, no disclosure on the fair value of the plan assets categorized in different classes could be made in accordance with paragraph 142 of IAS 19. The Group expects to contribute NT\$42,621 thousand to its defined benefit plan during the 12 months beginning after December 31, 2022.

The average duration of the defined benefits plan obligation was 11 and 12 years as of December 31, 2022 and 2021, respectively.

Pension costs recognized in profit or loss for the years ended December 31, 2022 and 2021:

	For the years ended December 31,	
	2022	2021
Current period service costs	\$8,920	\$9,325
Interest expense (income) of net defined benefit liabilities (assets)	1,187	663
Total	<u>\$10,107</u>	<u>\$9,988</u>

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Changes in the defined benefit obligation and fair value of plan assets are as follows:

	As of December 31,		
	2022	2021	2020
Defined benefit obligation	\$492,593	\$498,399	\$485,974
Plan assets at fair value	(376,104)	(331,118)	(314,215)
Other non-current liabilities - Net defined benefit liabilities recognized on the consolidated balance sheets	\$116,489	\$167,281	\$171,759

Reconciliation of liability of the defined benefit plan is as follows:

	Defined benefit obligation	Fair value of plan assets	Benefit liability (asset)
As of January 1, 2021	\$485,974	\$(314,215)	\$171,759
Current period service costs	9,325	-	9,325
Net interest expense (income)	1,878	(1,215)	663
Subtotal	11,203	(1,215)	9,988
Remeasurements of the net defined benefit liability (asset):			
Actuarial gains and losses arising from changes in demographic assumptions	738	-	738
Actuarial gains and losses arising from changes in financial assumptions	8,633	-	8,633
Experience adjustments	21,008	(4,335)	16,673
Subtotal	30,379	(4,335)	26,044
Payments from the plan	(29,157)	29,157	-
Contributions by employer	-	(40,510)	(40,510)
As of December 31, 2021	498,399	(331,118)	167,281
Current period service costs	8,920	-	8,920
Net interest expense (income)	3,536	(2,349)	1,187
Subtotal	12,456	(2,349)	10,107
Remeasurements of the net defined benefit liability (asset):			
Actuarial gains and losses arising from changes in demographic assumptions	290	-	290
Actuarial gains and losses arising from changes in financial assumptions	15,704	-	15,704
Experience adjustments	4,940	(24,199)	(19,259)
Subtotal	20,934	(24,199)	(3,265)
Payments from the plan	(39,196)	39,196	-
Contributions by employer	-	(57,634)	(57,634)
As of December 31, 2022	\$492,593	\$(376,104)	\$116,489

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

The following significant actuarial assumptions are used to determine the present value of the defined benefit obligation:

	As of December 31,	
	2022	2021
Discount rate	0.7%~1.36%	0.7%~0.71%
Expected rate of salary increases	2%~3%	2%

A sensitivity analysis for significant assumption as of December 31, 2022 and 2021 is, as shown below:

	Effect on the defined benefit obligation			
	2022		2021	
	Increase defined benefit obligation	Decrease defined benefit obligation	Increase defined benefit obligation	Decrease defined benefit obligation
Discount rate increases by 0.5%	\$-	\$(25,195)	\$-	\$(27,627)
Discount rate decreases by 0.5%	27,225	-	29,703	-
Future salary increases by 0.5%	26,651	-	29,165	-
Future salary decreases by 0.5%	-	(24,931)	-	(27,419)

The sensitivity analyses above are based on a change in a significant assumption (for example: change in discount rate or future salary), keeping all other assumptions constant. The sensitivity analyses may not be representative of an actual change in the defined benefit obligation as it is unlikely that changes in assumptions would occur in isolation of one another.

There was no change in the methods and assumptions used in preparing the sensitivity analyses compared to the previous period.

(16) Provisions

	Maintenance warranties	Decommissioning, restoration and rehabilitation	Total
As of January 1, 2022	\$4,596	\$6,901	\$11,497
Arising during the period	-	-	-
Unused provision reversed	-	-	-
As of December 31, 2022	\$4,596	\$6,901	\$11,497
Current-Dec 31, 2022	\$-	\$-	\$-
Non-current-Dec 31, 2022	4,596	6,901	11,497
As of Dec 31, 2022	\$4,596	\$6,901	\$11,497
Current-Dec 31, 2021	\$-	\$-	\$-
Non-current-Dec 31, 2021	4,596	6,901	11,497
As of Dec 31, 2021	\$4,596	\$6,901	\$11,497

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Maintenance warranties

A provision is recognized for expected warranty claims on construction, based on past experience, management's judgment and other known factors.

Decommissioning, restoration and rehabilitation

A provision has been recognized for decommissioning costs associated with a factory owned by the Group. The Group is committed to decommissioning the site as a result of the construction of the factory.

(17) Equity

A. Common stock

	<u>As of December 31,</u>	
	<u>2022</u>	<u>2021</u>
Authorized shares (thousand shares)	<u>2,000,000</u>	<u>2,000,000</u>
Authorized capital	<u>\$20,000,000</u>	<u>\$20,000,000</u>
Issued shares (thousand shares)	<u>1,180,000</u>	<u>1,180,000</u>
Issued capital	<u>\$11,800,000</u>	<u>\$11,800,000</u>

Each at a par value of NT\$10 and each share have one voting right and a right to receive dividends.

B. Capital surplus

	<u>As of December 31,</u>	
	<u>2022</u>	<u>2021</u>
Additional paid-in capital	\$551,242	\$551,242
Treasury share transactions	318,664	313,056
Changes in ownership interests in subsidiaries	187,550	187,289
Share-based payments	103,200	103,200
Donated surplus	13,808	13,539
Others	<u>15,261</u>	<u>15,261</u>
Total	<u>\$1,189,725</u>	<u>\$1,183,587</u>

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

According to the Company Act, the capital reserve shall not be used except for filling the deficit of the company. When a company incurs no loss, it may distribute the capital reserves related to the income derived from the issuance of new shares at a premium or income from endowments received by the company. The distribution could be made in cash or in the form of dividend shares to its shareholders in proportion to the number of shares being held by each of them.

C. Treasury stock

As of December 31, 2022 and 2021, the Company's shares held by the subsidiaries were both NT\$4,789 thousand represented 3,116 thousand shares. These shares held by subsidiaries were acquired for the purpose of financing before the amendment of the Company Act on November 12, 2001.

D. Retained earnings and dividend policies

According to the Company's Articles of Incorporation, the Company's annual earnings, if any, shall be distributed as follows:

- a. Payment of all taxes and dues;
- b. Offset prior years' operation losses;
- c. Set aside 10% of the remaining amount after deducting items a. and b. as legal reserve;
- d. Set aside or reverse special reserve in accordance with law and regulations; and
- e. The distribution of the remaining portion, if any, will be recommended by the Board of Directors and resolved in the shareholders' meeting.

The Company's business environment is stable, the dividend policy shall be determined pursuant to factors such as the profitability and its future funding requirements, as well as stockholders' interest, balancing dividends and the Company's long-term financial planning. It could be paid in cash or the form of share dividends. Accordingly, at least 10% of the dividends must be paid in the form of cash.

According to the Company Act, a company needs distribute the legal reserve unless where such legal reserve amounts to the total authorized capital. The legal reserve can be used to fill the deficit of a company. When a company incurs no loss, it may distribute the portion of legal reserve which exceeds 25% of the paid-in capital, by issuing new shares or by distributing cash in proportion to the number of shares held by each shareholder.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

The FSC on 31 March 2021 issued Order No. Financial-Supervisory-Securities-Corporate-1090150022, which sets out the following provisions for compliance:

On a public company's first-time adoption of the IFRS, for any unrealized revaluation gains and cumulative translation adjustments (gains) recorded to shareholders' equity that the company elects to transfer to retained earnings by application of the exemption under IFRS 1, the company shall set aside special reserve. For any subsequent use, disposal or reclassification of related assets, the Company can reverse the special reserve by the proportion of the special reserve first appropriated and distribute it.

As of January 1, 2022, and 2021, special reserve set aside for the first-time adoption of T-IFRS amounted to NT\$1,874,430 thousand. The Company did not reverse special reserve to retained earnings for the period ended December 31, 2022 and 2021 as a result of the use, disposal of or reclassification of related assets. As of December 31, 2022, and 2021, special reserve set aside for the first-time adoption of T-IFRS amounted to NT\$1,874,430 thousand.

Details of the 2022 and 2021 earnings distribution and dividends per share as approved and resolved by the Board of Directors' meeting and shareholders' meeting on February 24, 2023 and May 31, 2022, respectively, are as follows:

	<u>Appropriation of earnings</u>		<u>Dividend per share (NT\$)</u>	
	2022	2021	2022	2021
Legal reserve	\$412,570	\$282,904	\$-	\$-
Common stock-cash dividend	2,360,000	2,124,000	2.00	1.80

Please refer to Note 6(21) for further details on employees' compensation and remuneration to directors and supervisors.

E. Non-controlling interests

	<u>For the years ended December 31,</u>	
	2022	2021
Beginning balance	\$1,115,589	\$1,131,047
Profit attributable to non-controlling interests	103,890	84,373
Other comprehensive income, attributable to non-controlling interests, net of tax:		
Remeasurements of defined benefit plan	491	542
Donated surplus	321	371
Acquisition of subsidiary	-	9,001
Acquisition of additional interest in a subsidiary	(259)	(18,218)
Acquisition of cash divided in a subsidiary	(88,457)	(91,527)
Ending balance	<u>\$1,131,575</u>	<u>\$1,115,589</u>

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(18) Operating revenue

	For the years ended December 31,	
	2022	2021
Revenue from contracts with customers		
Sale of goods revenue	\$20,281,965	\$21,076,290
Other operating revenue (Note)	856,135	580,448
Subtotal	21,138,100	21,656,738
Lease revenue	140,680	144,961
Total	\$21,278,780	\$21,801,699

Note: Including port revenue, shipment revenue and engineering revenue.

Analysis of revenue from contracts with customers during the year 2022 and 2021 is as follows:

A. Disaggregation of revenue

For the year ended December 31, 2022

	Taiwan Segment	Pre-mixed Concrete Segment in Mainland China	Other Segment	Total
Sale of goods	\$16,658,534	\$2,432,478	\$1,190,953	\$20,281,965
Others	276,812	-	579,323	856,135
Total	\$16,935,346	\$2,432,478	\$1,770,276	\$21,138,100

Timing of revenue recognition:

At a point in time	\$16,935,346	\$2,432,478	\$1,770,276	\$21,138,100
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For the year ended December 31, 2021

	Taiwan Segment	Pre-mixed Concrete Segment in Mainland China	Other Segment	Total
Sale of goods	\$16,092,683	\$3,928,774	\$1,054,833	\$21,076,290
Others	192,469	-	387,979	580,448
Total	\$16,285,152	\$3,928,774	\$1,442,812	\$21,656,738

Timing of revenue recognition:

At a point in time	\$16,285,152	\$3,928,774	\$1,442,812	\$21,656,738
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English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

B. Contract assets and contract liabilities

	For the years ended	
	December 31,	
	2022	2021
Contract liabilities (Advance receipts)	\$27,682	\$20,608

(19) Expected credit losses

	For the years ended	
	December 31,	
	2022	2021
Operating expenses - Expected credit (gains) losses		
Notes receivable	\$(48)	\$(381)
Accounts receivable	29,213	23,689
Long-term receivable	6,462	4,898
Total	\$35,627	\$28,206

Please refer to Note 12 for more details on credit risk.

The credit risk for the Group's financial assets at fair value through other comprehensive income and financial assets measured at amortized cost as of December 31, 2022 and 2021 are assessed as low (the same as the assessment result on January 1, 2021). Therefore, the loss allowance is measured at an amount equal to 12-month expected credit losses (loss ratio of 0 %).

The Group measures the loss allowance of its accounts receivables (including note receivables, accounts receivables and long-term receivable) at an amount equal to lifetime expected credit losses. The assessment of the Group's loss allowance as of December 31, 2022 and 2021 is as follow:

A. The Group considers the Companying of trade receivables by counterparties' credit rating, by geographical region and by industry sector and its loss allowance is measured by using a provision matrix, details are as follow:

December 31, 2022

Group 1: The total carrying amount of notes receivable is NT\$1,417,653 thousand, its loss allowance amounting to NT\$844 thousand which is measured at expected credit loss ratio of 0~7%.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Group 2:	Ageing of transaction date					Total
	Not yet due	90-180 days	181-365 days	1 -2 years	>=2 years	
Gross carrying amount	\$4,316,056	\$1,429,362	\$259,598	\$292,735	\$269,452	\$6,567,203
Loss ratio	-%~1%	1%~8%	2%~9%	2%~10%	5%~11%	
Lifetime expected credit losses	1,078	56,458	13,425	17,650	22,498	111,109
Total	\$4,314,978	\$1,372,904	\$246,173	\$275,085	\$246,954	\$6,456,094

Group 3: The total carrying amount of overdue receivables is NT\$289,221 thousand, its loss allowance amounting to NT\$78,141 thousand. Due to the customer with higher credit risk, the loss allowance is measured at expected credit loss ratio of 20%~100%.

Group 4: Construction retainage receivable is money held back by a customer until the construction is completed, usually exceed one year and interest-free.

	Ageing of transaction date					Total
	Not yet due	90-180 days	181-365 days	1 -2 years	>=2 years	
Gross carrying amount	\$433,416	\$166,807	\$173,158	\$227,872	\$38,835	\$1,040,088
Loss ratio	-%	-%~1%	-%~1%	1~2%	2~3%	
Lifetime expected credit losses	-	584	1,621	2,638	1,165	6,008
Subtotal	\$433,416	\$166,223	\$171,537	\$225,234	\$37,670	\$1,034,080

December 31, 2021

Group 1: The total carrying amount of notes receivable is NT\$1,658,103 thousand, its loss allowance amounting to NT\$892 thousand which is measured at expected credit loss ratio of 0~7%.

Group 2:	Ageing of transaction date					Total
	Not yet due	90-180 days	181-365 days	1 -2 years	>=2 years	
Gross carrying amount	\$4,262,565	\$813,257	\$175,657	\$55,814	\$222,529	\$5,529,822
Loss ratio	-%~1%	1%~5%	1%~5%	1%~5%	6%~7%	
Lifetime expected credit losses	18,725	42,202	8,226	2,514	15,410	87,077
Total	\$4,243,840	\$771,055	\$167,431	\$53,300	\$207,119	\$5,442,745

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Group 3: The total carrying amount of overdue receivables is NT\$290,678 thousand, its loss allowance amounting to NT\$95,928 thousand. Due to the customer with higher credit risk, the loss allowance is measured at expected credit loss ratio of 20%~100%.

Group 4: Construction retainage receivable is money held back by a customer until the construction is completed, usually exceed one year and interest-free.

	Ageing of transaction date					Total
	Not yet due	90-180 days	181-365 days	1 -2 years	>=2 years	
Gross carrying amount	\$681,788	\$335,456	\$637,213	\$526,706	\$64,148	\$2,245,311
Loss ratio	-%	-%~1%	-%~1%	1%~2%	3%~4%	
Lifetime expected credit losses	-	2,128	3,644	6,928	1,925	14,625
Subtotal	\$681,788	\$333,328	\$633,569	\$519,778	\$62,223	\$2,230,686

B. The movement in the loss allowance of notes receivable, accounts receivable and long-term receivable during the years ended December 31, 2022 and 2021 is as follows:

	Notes receivable	Accounts receivable	Long-term receivable
2022.1.1	\$892	\$87,077	\$110,553
Addition/(reversal) for the current period	(48)	29,213	6,462
Write off	-	(5,181)	(32,866)
2022.12.31	\$844	\$111,109	\$84,149
	Notes receivable	Accounts receivable	Long-term receivable
2021.1.1	\$1,273	\$67,223	\$110,126
Addition/(reversal) for the current period	(381)	23,689	4,898
Write off	-	(3,835)	(4,471)
2021.12.31	\$892	\$87,077	\$110,553

(20) Leases

A. Group as a lessee

The Group leases various properties, including real estate such as land and buildings and transportation equipment. The lease terms range from 2 to 50 years.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

The Group's leases effect on the financial position, financial performance and cash flows are as follow:

a. Amount recognized in the balance sheet

i. Right-of-use Assets

The carrying amount of right-of-use assets

	As of December 31,	
	2022	2021
Land	\$552,682	\$634,664
Buildings	36,975	44,839
Machinery equipment	12,689	-
Transportation equipment	12,874	1,684
Total	<u>\$615,220</u>	<u>\$681,187</u>

During the years ended December 31, 2022 and 2021, the Group's additions to right-of-use assets amounting to NT\$209,588 thousand and NT\$1,834 thousand, respectively.

ii. Lease Liabilities

	As of December 31,	
	2022	2021
Lease Liabilities	<u>\$548,124</u>	<u>\$639,698</u>
Current	110,591	41,950
Noncurrent	437,533	597,748

During the years ended December 31, 2022 and 2021, please refer to Note 6(22)-D finance costs for Interest on lease liabilities; please refer to Note 12(5) liquidity risk management for maturity analysis of lease liabilities.

b. Amounts recognized in the statement of comprehensive income

Depreciation charge for right-of-use assets

	As of December 31,	
	2022	2021
Land	\$146,929	\$84,443
Buildings	16,824	14,542
Machinery equipment	551	-
Transportation equipment	2,139	2,659
Total	<u>\$166,443</u>	<u>\$101,644</u>

English Translation of Financial Statements Originally Issued in Chinese
 GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
 (Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

c. Income and costs relating to leasing activities

	For the years ended December 31,	
	2022	2021
The expenses relating to short-term leases	\$5,102	\$5,050
The expenses relating to leases of low-value assets (Not including the expenses relating to short-term leases of low-value assets)	352	364

d. Cash outflows related to leasing activities

During the years ended December 31, 2022 and 2021, the Group's total cash outflows for leases amounting to NT\$204,206 thousand and NT\$110,282 thousand.

e. Other information related to leasing activities

Extension and termination options

Some of the Group's property rental agreement contain extension and termination options. In determining the lease terms, the non-cancellable period for which the Group has the right to use an underlying asset, together with both periods covered by an option to extend the lease if the Group is reasonably certain to exercise that option and periods covered by an option to terminate the lease if the Group is reasonably certain not to exercise that option. These options are used to maximize operational flexibility in terms of managing contracts. The majority of extension and termination options held are exercisable only by the Group.

After the commencement date, the Group reassesses the lease term upon the occurrence of a significant event or a significant change in circumstances that is within the control of the lessee and affects whether the Group is reasonably certain to exercise an option not previously included in its determination of the lease term, or not to exercise an option previously included in its determination of the lease term.

B. Group as a lessor

Please refer to Note 6(10) for details on the Group's owned investment properties. Leases of owned investment properties are classified as operating leases as they do not transfer substantially all the risks and rewards incidental to ownership of underlying assets.

	As of December 31,	
	2022	2021
Lease income for operating leases		
Income relating to fixed lease payments and variable lease payments that depend on an index or a rate	\$140,680	\$144,961

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Please refer to Note 6(9) for relevant disclosure of property, plant and equipment for operating leases under IFRS 16. For operating leases entered by the Group, the undiscounted lease payments to be received and a total of the amounts for the remaining years as of December 31, 2022 and 2021 are as follows:

	As of December 31,	
	2022	2021
Not later than one year	\$78,957	\$181,452
Later than one year but not later than two years	56,868	167,672
Later than two years but not later than three years	46,961	86,922
Later than three years but not later than four years	27,285	69,428
Later than four years but not later than five years	9,736	64,122
Later than five years	11,285	289,277
Total	\$231,092	\$858,873

- (21) Summary statement of employee benefits, depreciation and amortization expenses by function during the years ended December 31, 2022 and 2021:

	For the years ended December 31,					
	2022			2021		
	Operating costs	Operating expenses	Total amount	Operating costs	Operating expenses	Total amount
Employee benefits expense						
Salaries	\$973,068	\$513,261	\$1,486,329	\$834,138	\$440,661	\$1,274,799
Labor and health insurance	46,086	31,800	77,886	42,159	31,053	73,212
Pension	21,788	11,435	33,223	20,080	10,977	31,057
Other employee benefits expense	19,168	8,999	28,167	14,349	7,116	21,465
Depreciation	568,551	45,270	613,821	414,005	70,922	484,927
Amortization	104,007	6,401	110,408	106,038	4,868	110,906

According to the Articles of Incorporation, 3% of profit of the current year is distributable as employees' compensation and no higher than 3% of profit of the current year is distributable as remuneration to directors. However, the company's accumulated losses shall have been covered. The Company may, by a resolution adopted by a majority vote at a meeting of Board of Directors attended by two-thirds of the total number of directors, have the profit distributable as employees' compensation in the form of shares or in cash; and in addition, there to a report of such distribution is submitted to the shareholders' meeting. Information on the Board of Directors' resolution regarding the employees' compensation and remuneration to directors and supervisors can be obtained from the "Market Observation Post System" on the website of the TWSE.

English Translation of Financial Statements Originally Issued in Chinese
 GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
 (Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Based on profit of the year ended December 31, 2022, the Company estimated the amounts of the employees' compensation and remuneration to directors and supervisors for the year ended December 31, 2022 both to be 3% of profit of the current year, recognized NT\$157,939 thousand as the employee's compensation and remuneration to directors and supervisors, respectively. A resolution was passed at a Board of Directors meeting held on February 24, 2023 to distribute NT\$157,939 thousand in cash as employees' compensation and remuneration to directors both of 2022. No material differences exist between the estimated amount and the actual distribution.

A resolution was passed at a Board of Directors meeting held on February 25, 2022 to distribute NT\$110,850 thousand in cash as employees' compensation and remuneration to directors both of 2021. No material differences exist between the estimated amount and the actual distribution.

(22) Non-operating income and expenses

A. Interest income

	For the years ended December 31,	
	2022	2021
Cash in the bank	\$14,146	\$18,783
Short-term notes	-	236
Others	36	897
Total	\$14,182	\$19,916

B. Other income

	For the years ended December 31,	
	2022	2021
Dividend income	\$69,629	\$105,855
Insurance compensation income (Note)	404,192	-
Others	55,280	70,891
Total	\$529,101	\$176,746

Note: JIN SHUN MARITIME LIMITED's vessel was sunk in November 2022 in Taiwan Strait. As of the reporting day, the investigation of the case is still in progress. The Group estimated received insurance claim income of US\$13,600 thousand based on a legal advice and insurance contract, so the Group amounted to NT\$404,192 thousand of insurance compensation income in 2022. The Group recognized the loss on disposal of property, plant and equipment amount to NT\$13,846 thousand at book value of damage to vessel, please refer to Note 6(22)-C for more detail.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

C. Other gains and losses

	For the years ended December 31,	
	2022	2021
(Losses) gain on disposal of property, plant and equipment	\$(350,943)	\$28,828
Gain on disposal of non-current Assets held for sale	1,743,481	-
Loss on disposal of investment property	(261)	-
Impairment loss on investment property	(20,020)	-
Gain on disposal of investments	-	174,555
Foreign exchange (losses) gain, net	(23,076)	28,043
Gain on financial assets at fair value through profit or loss	-	11
Other expenses-others	(35,952)	(27,697)
Total	\$1,313,229	\$203,740

D. Finance costs

	For the years ended December 31,	
	2022	2021
Interest on borrowings from bank	\$(85,331)	\$(79,916)
Interest on notes payable	(51)	-
Interest on lease liabilities	(4,121)	(4,726)
Total	\$(89,503)	\$(84,642)

(23) Components of other comprehensive income

For the year ended December 31, 2022

	Arising during the period	Reclassification adjustments during the period	Other comprehensive income, before tax	Income tax relating to components of other comprehensive income	Other comprehensive income, net of tax
Not to be reclassified to profit or loss in subsequent periods:					
Remeasurements of defined benefit plans	\$3,265	\$-	\$3,265	\$(653)	\$2,612
Unrealized gains on fair value through other comprehensive income equity instrument investment	(367,179)	-	(367,179)	-	(367,179)
To be reclassified to profit or loss in subsequent periods:					
Exchange differences resulting from translating the financial statements of a foreign operation	225,925	-	225,925	-	225,925
Total of other comprehensive (loss) income	\$(137,989)	\$-	\$(137,989)	\$(653)	\$(138,642)

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

For the year ended December 31, 2021

	Arising during the period	Reclassification adjustments during the period	Other comprehensive income, before tax	Income tax relating to components of other comprehensive income	Other comprehensive income, net of tax
Not to be reclassified to profit or loss in subsequent periods:					
Remeasurements of defined benefit plans	\$(26,044)	\$-	\$(26,044)	\$5,209	\$(20,835)
Unrealized gains on fair value through other comprehensive income equity instrument investment	211,684	-	211,684	-	211,684
To be reclassified to profit or loss in subsequent periods:					
Exchange differences resulting from translating the financial statements of a foreign operation	(81,500)	-	(81,500)	-	(81,500)
Total of other comprehensive (loss) income	<u>\$104,140</u>	<u>\$-</u>	<u>\$104,140</u>	<u>\$5,209</u>	<u>\$109,349</u>

(24) Income tax

The major components of income tax expense (income) are as follows:

Income tax expense (income) recognized in profit or loss

	For the years ended December 31,	
	2022	2021
Current income tax expense (income):		
Current income tax charge	\$846,097	\$860,375
Adjustments in respect of current income tax of prior periods	(17,027)	(14,747)
Deferred tax expense (income):		
Deferred tax expense (income) relating to origination and reversal of temporary differences	62,821	(111,885)
Deferred tax expense (income) relating to origination and reversal of tax loss and tax credit	-	(13,873)
Tax expense (income) recognized in the period for previously unrecognized tax loss	-	(6,784)
Total income tax expense	<u>\$891,891</u>	<u>\$713,086</u>

Income tax relating to components of other comprehensive income

	For the years ended December 31,	
	2022	2021
Deferred tax expense:		
Remeasurements of defined benefit plans	\$653	\$(5,209)
Income tax related to components of other comprehensive loss(income)	<u>\$653</u>	<u>\$(5,209)</u>

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

A reconciliation between tax expense and the product of accounting profit multiplied by applicable tax rates is as follows:

	For the years ended December 31,	
	2022	2021
Accounting profit before tax from continuing operations	\$5,127,999	\$3,646,330
Tax at the domestic rates applicable to profits in the country concerned	\$1,062,648	\$758,346
Tax effect of revenues exempt from taxation	(368,469)	(111,356)
Tax effect of non-deductible expenses from taxation	1,880	1,354
Tax effect of deferred tax assets / liabilities	193,465	71,940
Others	10,050	3,282
5% surtax on unappropriated retained earnings	-	3,997
Adjustments in respect of current income tax of prior periods	(7,683)	(14,477)
Total income tax expense recognized in profit or loss	<u>\$891,891</u>	<u>\$713,086</u>

Deferred tax assets (liabilities) relate to the following:

For the year ended December 31, 2022

	Beginning balance as of January 1, 2022	Deferred tax income (expense) recognized in profit or loss	Deferred tax income (expense) recognized in other comprehensive income	Ending balance as of December 31, 2022
Temporary differences				
Unrealized exchange losses	\$1,280	\$3,325	\$-	\$4,605
Unrealized exchange gains	(5,199)	4,170	-	(1,029)
Loss allowance	20,884	(3,989)	-	16,895
Inventory valuation losses	1,557	167	-	1,724
Impairment losses	655,383	(57,073)	-	598,310
Components of buildings	17,389	40	-	17,429
Defined benefit liabilities	65,635	(9,505)	(653)	55,477
Increment tax on land value payable	(509,565)	-	-	(509,565)
Others	2,040	44	-	2,084
Unused taxable loss	39,146	-	-	39,146
Deferred tax (expense)/income		<u>\$(62,821)</u>	<u>\$(653)</u>	
Net deferred tax assets/(liabilities)	<u>\$288,550</u>			<u>\$225,076</u>
Reflected in balance sheet as follows:				
Deferred tax assets	<u>\$803,314</u>			<u>\$735,670</u>
Deferred tax liabilities	<u>\$(514,764)</u>			<u>\$(510,594)</u>

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

For the year ended December 31, 2021

	Beginning balance as of January 1, 2021	Deferred tax income (expense) recognized in profit or loss	Deferred tax income (expense) recognized in other comprehensive income	Ending balance as of December 31, 2021
Temporary differences				
Unrealized exchange losses	\$3,181	\$(1,901)	\$-	\$1,280
Unrealized exchange gains	(3,712)	(1,487)	-	(5,199)
Loss allowance	14,625	6,259	-	20,884
Inventory valuation losses	1,868	(311)	-	1,557
Impairment losses	649,207	6,176	-	655,383
Components of buildings	16,836	553	-	17,389
Defined benefit liabilities	66,530	(6,104)	5,209	65,635
Increment tax on land value payable	(635,269)	125,704	-	(509,565)
Others	2,164	(124)	-	2,040
Unused taxable loss	35,369	3,777	-	39,146
Deferred tax (expense)/income		<u>\$132,542</u>	<u>\$5,209</u>	
Net deferred tax assets/(liabilities)	<u>\$150,799</u>			<u>\$288,550</u>
Reflected in balance sheet as follows:				
Deferred tax assets	<u>\$789,780</u>			<u>\$803,314</u>
Deferred tax liabilities	<u>\$(638,981)</u>			<u>\$(514,764)</u>

The following table contains information of the unused tax losses in Taiwan of the Group:

Occurred year	Deficit amounts	Unused tax losses		Last credit year
		2022	2021	
2012	\$475	\$475	\$423	2022年
2013	54,247	54,247	676	2023年
2014	661	661	661	2024年
2015	776	776	776	2025年
2016	1,459	1,459	1,459	2026年
2017	112,524	1,497	1,497	2027年
2018	209,176	45,180	45,180	2028年
2019	168,470	163,786	163,786	2029年
2020	26,519	26,519	26,519	2030年
2021	28,659	28,659	28,659	2031年
2022	12,082	12,082	-	2032年
		<u>\$335,341</u>	<u>\$269,636</u>	

English Translation of Financial Statements Originally Issued in Chinese
 GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
 (Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Unrecognized deferred tax assets

As of December 31, 2022, and 2021, deferred tax assets that have not been recognized amount to NT\$323,839 thousand and NT\$264,531 thousand, respectively.

Unrecognized deferred tax liabilities relating to the investment in subsidiaries

The Group did not recognize any deferred tax liability for taxes that would be payable on the unremitted earnings of the Group's overseas subsidiaries, as the Group has determined that undistributed profits of its subsidiaries will not be distributed in the foreseeable future. As of December 31, 2022, and 2021, the taxable temporary differences associated with investment in subsidiaries, for which deferred tax liability has not been recognized, aggregate to NT\$263,610 thousand and NT\$324,626 thousand, respectively.

As of December 31, 2022, the assessment of the income tax returns of the Group and its subsidiaries is as follows:

	<u>The assessment of income tax returns</u>	<u>Notes</u>
The Company	Assessed and approved up to 2020	2019 hadn't assessed and approved
KUNYUNG CONSTRUCTION & ENGINEERING CO., LTD	Assessed and approved up to 2020	
RUEI SHIN CONSTRUCTIN CO., LTD.	Assessed and approved up to 2020	
WELLPOOL CO., LTD.	Assessed and approved up to 2020	
GAPE-GOLDSUN CORPORATION	Assessed and approved up to 2020	
GOLDSUN NIHON CEMENT CO., LTD.	Assessed and approved up to 2020	
TAIPEI PORT TERMINAL COMPANY LIMITED	Assessed and approved up to 2020	
HUA YA DEVELOPMENT CO., LTD.	Assessed and approved up to 2019	
GOYU BUILDING MATERIALS CO., LTD.	Assessed and approved up to 2020	
GIMPO MARINE CO., LTD.	Assessed and approved up to 2020	
LAKE VERNICIA DEVELOPMENT COMPANY	Assessed and approved up to 2020	
REIXIN ASSET MANAGEMENT INC.	Assessed and approved up to 2020	

(25) Earnings per share

Basic earnings per share amounts are calculated by dividing net profit for the year attributable to ordinary equity holders of the parent entity by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit attributable to ordinary equity holders of the parent entity (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

	For the years ended December 31,	
	2022	2021
A. Basic earnings per share		
Profit attributable to ordinary equity holders of the Company (in thousands)	\$4,132,218	\$2,848,871
Weighted average number of ordinary shares outstanding for basic earnings per share (in thousands)	1,176,884	1,176,884
Basic earnings per share (NT\$)	\$3.51	\$2.42
	For the years ended December 31,	
	2022	2021
Diluted earnings per share		
Profit attributable to ordinary equity holders of the Company (in thousands)	\$4,132,218	\$2,848,871
Profit attributable to ordinary equity holders of the Company after dilution (in thousands)	1,176,884	1,176,884
Effect of dilution:		
Employee bonus-stock (in thousands)	6,934	4,458
Weighted average number of ordinary shares outstanding after dilution (in thousands)	1,183,818	1,181,342
Diluted earnings per share (NT\$)	\$3.49	\$2.41

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of the financial statements.

(26) Changes in ownership interests in subsidiaries

A. Acquisition of new shares in a subsidiary not in proportionate to ownership interest

The subsidiary, HUA YA DEVELOPMENT CO., LTD., issued 8,800 thousand new shares on March 31, 2022 for an amount of NT\$88,000 thousand, the Company purchased all of the new shares, consequently, the percentage of shareholding of HUA YA DEVELOPMENT CO., LTD. was increased to 41%. The related equity increased included changes in non-controlling interests, as follow:

	2022
Cash of issuance of new shares, received by the Group	\$-
Decrease in non-controlling interests	259
Differences in additional paid-in capital recognized in equity	\$259

English Translation of Financial Statements Originally Issued in Chinese
 GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
 (Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

B. Acquisition of shares issued by subsidiaries

The Company acquired an additional 5% of the voting shares of GOYU BUILDING MATERIALS CO., LTD., in 2021. A cash consideration of NT\$20,000 thousand was paid to the non-controlling interest shareholders. Therefore, the difference between the actual acquisition and the book value, amounting to NT\$1,782 thousand recognized as a decrease in unappropriated earnings, and decrease NT\$18,218 thousand in non-controlling interests

C. Disposal of subsidiary

The Board of Directors of the Company resolved on May 4, 2021 to dispose of 100% equity of KUNSHAN GOLDSUN CONCRETE CO., LTD. GOLDSUN INC., that owns the 100% shareholding of GOLDSUN INTERNATIONAL DEVELOPMENT CORP. (GOLDSUN INC., Cayman). GOLDSUN INC., Cayman signed an equity transfer agreement with the buyer on May 21, 2022. The Group has completed the equity transfer on May 31, 2021 and has lost control. The payment for equity transfer had been paid on August 12, 2021.

(a) Consideration of disposal: NT\$ 331,473 thousand (net of costs and expenses that may be incurred in equity transactions)

(b) Analysis of assets and liabilities of subsidiary as of the date losing control

	Carrying amount
Cash and cash equivalents	\$11,672
Accounts receivable	90,128
Inventories	2,613
Property, plant and equipment	47,602
Right-of-use assets	6,558
Other payable	(17)
Tax liability	(6,709)
Total net assets	\$151,847

(c) Gain on disposal of subsidiary

Consideration collected	\$331,473
Reduce: Net disposal assets	(151,847)
Reduce: Exchange differences on translation of foreign	(5,071)
Gain on disposal of subsidiary	\$174,555

English Translation of Financial Statements Originally Issued in Chinese
 GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
 (Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(27) Subsidiaries that have material non-controlling interests

Financial information of subsidiaries that have material non-controlling interests is provided below:

Proportion of equity interest held by non-controlling interests:

Name	Country of Incorporation and operation	For the years ended December 31,	
		2022	2021
WELLPOOL CO., LTD. and its subsidiary	Taiwan	49%	49%

Note: The holding percentage mentioned above is disclosed as the comprehensive holding percentage. The company mentioned above own subsidiaries, and thus the financial information mentioned below is consolidated financial information.

Accumulated balances of material non-controlling interest:

	As of December 31,	
	2022	2021
WELLPOOL CO., LTD. and its subsidiary	\$547,970	\$534,644

Profit/(loss) allocated to material non-controlling interest:

	For the years ended December 31,	
	2022	2021
WELLPOOL CO., LTD. and its subsidiary	\$92,496	\$81,876

The summarized financial information of these subsidiaries is provided below. This information is based on amounts before inter-company eliminations.

WELLPOOL CO., LTD. and its subsidiary

Summarized information of profit or loss:

	For the years ended December 31,	
	2022	2021
Operating revenue	\$1,032,314	\$891,141
Profit of (loss) for the period from continuing operations	187,628	166,086
Total comprehensive income for the period	188,624	167,185

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Summarized information of financial position:

	As of December 31,	
	2022	2021
Current assets	\$617,737	\$552,808
Non-current assets	677,591	691,579
Current liabilities	174,576	148,878
Non-current liabilities	9,199	10,987

Summarized cash flow information:

	For the years ended December 31,	
	2022	2021
Operating activities	\$225,530	\$139,536
Investing activities	(58,205)	(9,829)
Financing activities	(162,842)	(144,704)
Net increase (decrease) in cash and cash equivalents	4,483	(14,997)

7. Related Party Transactions

Information of the related parties that had transactions with the Group during the financial reporting period is as follows:

Name and nature of relationship of the related parties

<u>Name of the related parties</u>	<u>Nature of relationship of the related parties</u>
TAIWAN SECOM CO., LTD. and subsidiary	Group with significant influence over the Group
RAIXIN QUALITY PRODUCTS LTD.	Associate
TRUST SANDSTONE CO., LTD.	Other related party
HOBBY WORKS CO., LTD.	Other related party
SHIN LAN ENTERPRISE INC.	Other related party
FULL MAX CORPORATION LIMITED	Other related party

(1) Operating revenue - Other operating revenue

	For the years ended December 31,	
	2022	2021
Other related party		
FULL MAX CORPORATION LIMITED	\$203,279	\$98,529
TRUST SANDSTONE CO., LTD.	53,809	53,325
CHYI YUH CONSTRUCTION CO., LTD.	-	42,758
Others	12,630	87,588
Total	<u>\$269,718</u>	<u>\$282,200</u>

The sales price and term to related parties are equivalent to third parties.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(2) Operating Cost (including purchase and other operating cost)

	For the years ended December 31,	
	2022	2021
Group with significant influence over the Group	\$516,340	\$676,175
Other related party		
FULL MAX CORPORATION LIMITED	1,111,615	223,286
Others	14,929	17,497
Total	\$1,642,884	\$916,958

The purchase price to the above related parties was determined through agreement based on the market rates. The payment terms from the related party suppliers are comparable with third party suppliers.

(3) Accounts receivable - related parties

	As of December 31,	
	2022	2021
Group with significant influence over the Group	\$509	\$629
Other related party	12,497	26,892
Total	\$13,006	\$27,521

(4) Other receivables - related parties

	As of December 31,	
	2022	2021
Group with significant influence over the Group	\$21,216	\$22,202
Associates	3	697
Total	\$21,219	\$22,899

(5) Accounts payable - related parties

	As of December 31,	
	2022	2021
Group with significant influence over the Group	\$103,255	\$125,985
Other related party	3,013	9,124
Total	\$106,268	\$135,109

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(6) Other payables - related parties

	As of December 31,	
	2022	2021
Group with significant influence over the Group	\$26,811	\$15,958
Other related party	-	217
Total	\$26,811	\$16,175

(7) Lease-related parties

A. Rental income and deposits received:

a. Rental income

	As of December 31,	
	2022	2021
Group with significant influence over the Group	\$11,934	\$10,355

b. Guarantee deposits

	As of December 31,	
	2022	2021
Group with significant influence over the Group	\$733	\$733

B. Lease expense

	As of December 31,	
	2022	2021
Group with significant influence over the Group	\$4,275	\$4,237

C. Interest expense

	As of December 31,	
	2022	2021
Group with significant influence over the Group	\$-	\$9

(8) The Group has purchased equipment from a group with significant influence over the Group amounted to NT\$23,135 thousand and NT\$10,730 thousand for the years ended December 31, 2022 and 2021, respectively.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(9) Key management personnel compensation

	As of December 31,	
	2022	2021
Short-term employee benefits	\$300,516	\$242,059
Post-employment benefits	438	363
Total	\$300,954	\$242,422

8. Assets pledged as security

The following table lists assets of the Group pledged as security:

Assets pledged for security	Carrying amount		Secured liabilities
	December 31, 2022	December 31, 2021	
Inventory - Land of construction	\$210,368	\$210,368	Bank loan
Financial assets at fair value through other comprehensive income, current	413,895	590,400	Bank loan ∙ C/P
Financial assets at fair value through other comprehensive income, non-current	474,873	505,816	Bank loan ∙ C/P
Securities (Note)	991,500	919,500	Bank loan ∙ C/P
Financial assets measured at amortized cost, current	63,675	71,838	Restricted account ∙ Loan guarantee
Financial assets measured at amortized cost, non-current	73,733	22,707	Performance guarantee
Investment property	2,589,419	2,210,938	Bank loan ∙ C/P
Property, plant and equipment-Land and building	3,847,278	4,505,425	Bank loan ∙ C/P
Property, plant and equipment-Machinery and equipment	45,497	46,949	Bank loan
Intangible assets-Concession	2,889,473	2,969,775	Bank loan
Refundable deposits	20,000	20,000	Performance guarantee
Total	\$11,619,711	\$12,073,716	

Note: The Group's subsidiaries which were consolidated by the Company. Securities were presented by fair value of open market quotation and were the shares of the subsidiaries consolidated in the Group.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

9. Commitments and Contingencies

Promissory notes issued by the Group to secure bank loans and construction performance amounted to NT\$5,037,155 thousand as of December 31, 2022.

10. Losses due to Major Disasters

None.

11. Significant Subsequent Events

The Fair Trade Commission alleged that the Company engaged in concerted action with other premixed concrete companies, and in accordance with Fair Trade Commission No.1121360080 determined to fined NT\$50,000 thousand. The Company has proposed administrative relief with the lawyer, whether violating the fair-trade laws depends on the outcome of the subsequent administrative litigation.

12. Others

(1) Categories of financial instruments

Financial assets

	<u>As of December 31,</u>	
	<u>2022</u>	<u>2021</u>
Financial assets at fair value through other comprehensive income	\$1,900,810	\$2,196,845
Financial assets measured at amortized cost:		
Cash and equivalent cash (excluding cash on hand)	2,100,922	2,512,470
Financial assets measured at amortized cost	238,408	185,870
Notes receivable (including related parties)	1,416,809	1,657,211
Accounts receivable (including related parties)	6,456,094	5,442,745
Other receivables (including related parties)	510,422	82,446
Long-term receivables	1,245,160	2,425,436
Refundable deposits	51,047	38,192
Total	<u>\$13,919,672</u>	<u>\$14,541,215</u>

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Financial liabilities

	As of December 31,	
	2022	2021
Financial liabilities at amortized cost:		
Short-term loans	\$2,645,000	\$900,000
Notes payable (including related parties)	733,433	1,182,997
Accounts payable (including related parties)	2,040,597	2,516,658
Other payables (including related parties)	1,713,881	1,180,184
Lease liability	548,124	639,698
Long-term loans (including due in one year)	4,687,301	3,499,646
Long-term notes and bills payable	599,865	1,796,860
Guarantee deposits	43,117	55,613
Total	\$13,011,318	\$11,771,656

(2) Financial risk management objectives and policies

The Group's principal financial risk management objective is to manage the market risk, credit risk and liquidity risk related to its operating activities. The Group identifies, measures and manages the aforementioned risks based on the Group's policy and risk appetite.

The Group has established appropriate policies, procedures and internal controls for financial risk management. Before entering into significant transactions, due approval process by the Board of Directors and Audit Committee must be carried out based on related protocols and internal control procedures. The Group complies with its financial risk management policies at all times.

(3) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of the changes in market prices. Market risk includes currency risk, interest rate risk and other price risk (such as equity risk).

In practice, it is rarely the case that a single risk variable will change independently from other risk variable. In other words, there is usually interdependencies between risk variables. However, the sensitivity analysis disclosed below does not take into account the interdependencies between risk variables.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Foreign currency risk

The Group's exposure to the risk of changes in foreign exchange rates relates primarily to the Group's operating activities (when revenue or expense are denominated in a different currency from the Group's functional currency) and the Group's net investments in foreign subsidiaries.

The Group has certain foreign currency receivables to be denominated in the same foreign currency with certain foreign currency payables, therefore natural hedge is received. Furthermore, as net investments in foreign subsidiaries are for strategic purposes, they are not hedged by the Group.

The foreign currency sensitivity analysis of the possible change in foreign exchange rates on the Group's profit is performed on significant monetary items denominated in foreign currencies as of the end of the reporting period. The Group's foreign currency risk is mainly related to the volatility in the exchange rates for USD and CNY. The information of the sensitivity analyses as follows:

When NTD strengthens/weakens against USD by 10%, the profit for the years ended December 31, 2022 and 2021 were decreased/increased by NT\$28,745 thousand and NT\$2,095 thousand, respectively.

When NTD strengthens/weakens against CNY by 10%, the profit for the years ended December 31, 2022 and 2021 were decreased/increased by NT\$976 thousand and NT\$18,241 thousand, respectively.

Interest rate risk

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's loans and receivables at floating interest rates, bank borrowings with fixed interest rates and floating interest rates.

The Group manages its interest rate risk by maintaining a balanced portfolio of fixed and floating interest loans and debts.

The interest rate sensitivity analysis is performed on items assumed to be possessed for a fiscal year and exposed to interest rate risk as of the end of the reporting period, including borrowings with floating interest rates. The analysis indicates that when the interest rates increase / decrease by ten basis points, the Group's profits would decrease / increase by NT\$5,827 thousand and NT\$3,678 thousand for the years ended December 31, 2022 and 2021, respectively.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Equity price risk

The fair value of the Group's listed and unlisted equity securities is susceptible to market price risk arising from uncertainties about future values of the investment securities. The Group's listed and unlisted equity securities are classified under financial assets at fair value through other comprehensive income. The Group manages the equity price risk through diversification and placing limits on individual and total equity instruments. Reports on the equity portfolio are submitted to the Group's senior management on a regular basis. The Group's Board of Directors reviews and approves all equity investment decisions.

For the year ended December 31, 2022 and 2021, an increase/decrease of 10% in the price of the listed equity securities classified as financial assets at fair value through other comprehensive income could have an impact of NT\$146,068 thousand and NT\$167,275 thousand on the equity attributable to the Group, respectively.

Please refer to Note 12(8) for sensitivity analysis information of other equity instruments or derivatives that are linked to such equity instruments whose fair value measurement is categorized under Level 3.

(4) Credit risk management

Credit risk is the risk that a counterparty will not meet its obligations under a contract, leading to a financial loss. The Group is exposed to credit risk from operating activities (primarily for accounts receivables and notes receivables) and from its financing activities, including bank deposits and other financial instruments.

Customer credit risk is managed by each business unit subject to the Company's established policy, procedures and control relating to customer credit risk management. Credit limits are established for all customers based on their financial position, rating from credit rating agencies, historical experience, prevailing economic condition and the Company's internal rating criteria etc. Certain customer's credit risk will also be managed by taking credit enhancing procedures, such as requesting for prepayment.

As of December 31, 2022, and 2021, amounts receivables from top ten customers represent 30% and 24% of the accounts receivables of the Group, respectively. The credit concentration risk of other accounts receivables is insignificant.

Credit risk from balances with banks and other financial instruments is managed by the Group's treasury in accordance with the Group's policy. The Group only transacts with counterparties approved by the internal control procedures, which are banks and financial institutions, companies and government entities with good credit rating and with no significant default risk. Consequently, there is no significant credit risk for these counter parties.

English Translation of Financial Statements Originally Issued in Chinese
 GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
 (Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

The Group adopted IFRS 9 to assess the expected credit losses. Except for contract assets and trade receivables, the remaining debt instrument investments which are not measured at fair value through profit or loss, low credit risk for these investments is a prerequisite upon acquisition and by using their credit risk as a basis for the distinction of categories. The Group makes an assessment at each reporting date as to whether the debt instrument investments are still considered low credit risk, and then further determines the method of measuring the loss allowance and the loss rates.

Financial assets are written off when there is no realistic prospect of future recovery (the issuer or the debtor is in financial difficulties or bankruptcy).

(5) Liquidity risk management

The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of cash and cash equivalents, highly liquid equity investments and bank borrowings. The table below summarizes the maturity profile of the Group's financial liabilities based on the contractual undiscounted payments and contractual maturity. The payment amount includes the contractual interest. The undiscounted payment relating to borrowings with floating interest rates is extrapolated based on the approaching effective rate as of the end of the reporting period.

Non-derivative financial instruments

	Less than 1				Total
	year	2 to 3 years	4 to 5 years	> 5 years	
As of December 31, 2022					
Loans	\$3,733,866	\$1,653,917	\$1,087,964	\$1,233,933	\$7,709,680
Notes payable	733,433	-	-	-	733,433
Accounts payable	2,040,597	-	-	-	2,040,597
Other payables	1,713,881	-	-	-	1,713,881
Lease liabilities (Note)	116,045	165,665	128,109	143,759	553,578
Long-term notes and bills payable	-	600,000	-	-	600,000
Guarantee deposits	43,117	-	-	-	43,117

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

	Less than 1				Total
	year	2 to 3 years	4 to 5 years	> 5 years	
As of December 31, 2021					
Loans	\$1,472,827	\$1,563,684	\$229,312	\$1,328,821	\$4,594,644
Notes payable	1,182,997	-	-	-	1,182,997
Accounts payable	2,516,658	-	-	-	2,516,658
Other payables	1,180,184	-	-	-	1,180,184
Lease liabilities (Note)	47,364	189,205	152,035	256,508	645,112
Long-term notes and bills payable	-	1,800,000	-	-	1,800,000
Guarantee deposits	55,613	-	-	-	55,613

Note:

1. Including cash flows resulted from short-term leases or leases of low-value assets.
2. Information about the maturities of lease liabilities is provided in the table below:

	Maturities					Total
	Less than 1	2 to 5	6 to 10	11 to 15	> 15 years	
	year	years	years	years	years	
As of December 31, 2022	\$116,045	\$293,774	\$49,586	\$21,002	\$73,171	\$553,578
As of December 31, 2021	\$47,364	\$341,240	\$121,492	\$20,725	\$114,291	\$645,112

(6) Reconciliation for liabilities arising from financing activities

Information of reconciliation of liabilities for the year ended December 31, 2022:

	Short-term loans	Long-term loans (including due in one year)	Lease liabilities	Guarantee deposits	Long-term notes and bills payable	Balance of liabilities arising from financing activities
2022.1.1	\$900,000	\$3,499,646	\$639,698	\$55,613	\$1,796,860	\$6,891,817
Cash flow	1,745,000	1,187,250	(198,752)	(12,496)	(1,196,995)	1,524,007
Non-cash change	-	405	107,178	-	-	107,583
2022.12.31	\$2,645,000	\$4,687,301	\$548,124	\$43,117	\$599,865	\$8,523,407

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Information of reconciliation of liabilities for the year ended December 31, 2021:

	Short-term loans	Long-term loans (including due in one year)	Lease liabilities	Guarantee deposits	Long-term notes and bills payable	Balance of liabilities arising from financing activities
2021.1.1	\$1,300,000	\$4,219,241	\$738,618	\$54,361	\$1,748,296	\$8,060,516
Cash flow	(400,000)	(720,000)	(104,868)	1,252	48,564	(1,175,052)
Non-cash change	-	405	5,948	-	-	6,353
2021.12.31	\$900,000	\$3,499,646	\$639,698	\$55,613	\$1,796,860	\$6,891,817

(7) Fair values of financial instruments

A. The methods and assumptions applied in determining the fair value of financial instruments:

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The following methods and assumptions were used by the Group to measure or disclose the fair values of financial assets and financial liabilities:

- a. The carrying amount of cash and cash equivalents, receivables, payables and other current liabilities approximate their fair value due to their short maturities.
- b. For financial assets and liabilities traded in an active market with standard terms and conditions, their fair value is determined based on market quotation price (including listed equity securities and beneficiary certificates etc.) at the reporting date.
- c. Fair value of equity instruments without market quotations (including private placement of listed equity securities, unquoted public Group and private Group equity securities) are estimated using the market method valuation techniques based on parameters such as prices based on market transactions of equity instruments of identical or comparable entities and other relevant information (for example, inputs such as discount for lack of marketability, P/E ratio of similar entities and Price-Book ratio of similar entities). The income method assesses the recoverable amount based on the present value of the financial assets that are expected to be received from cash dividends or disposals at the market

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

- d. Fair value of debt instruments without market quotations, bank loans, bonds payable and other non-current liabilities are determined based on the counterparty prices or valuation method. The valuation method uses DCF method as a basis, and the assumptions such as the interest rate and discount rate are primarily based on relevant information of similar instrument (such as yield curves published by the Taipei Exchange, average prices for Fixed Rate Commercial Paper published by Reuters and credit risk, etc.)
- e. The fair value of derivatives which are not options and without market quotations, is determined based on the counterparty prices or discounted cash flow analysis using interest rate yield curve for the contract period. Fair value of option-based derivative financial instruments is obtained using the counterparty prices or appropriate option pricing model (for example, Black-Scholes model) or other valuation method (for example, Monte Carlo Simulation).

B. Fair value of financial instruments measured at amortized cost

Among the fair value of the Group's financial assets and financial liabilities measured at amortized cost whose carrying amount approximate their fair value.

C. Fair value measurement hierarchy for financial instruments

Please refer to Note 12(8) for fair value measurement hierarchy for financial instruments of the Group.

(8) Fair value measurement hierarchy

A. Fair value measurement hierarchy

All asset and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, based on the lowest level input that is significant to the fair value measurement. Level 1, 2 and 3 inputs are described as follows:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities that the entity can access at the measurement date
- Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly
- Level 3 - Unobservable inputs for the asset or liability

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Group determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization at the end of each reporting period.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

B. Fair value measurement hierarchy of the Group's assets and liabilities

The Group does not have assets that are measured at fair value on a non-recurring basis. Fair value measurement hierarchy of the Group's assets and liabilities measured at fair value on a recurring basis is as follows:

As of December 31, 2022

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Financial assets:				
Financial assets at fair value through other comprehensive income				
Equity instrument measured at fair value through other comprehensive income	\$1,460,684	\$-	\$440,126	\$1,900,810

As of December 31, 2021

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Financial assets:				
Financial assets at fair value through other comprehensive income				
Equity instrument measured at fair value through other comprehensive income	\$1,672,747	\$-	\$524,098	\$2,196,845

Transfers between Level 1 and Level 2 during the period

During the years ended December 31, 2022 and 2021, there were no transfers between Level 2 and Level 1 fair value measurements.

Reconciliation for fair value measurements in Level 3 of the fair value hierarchy for movements during the period is as follows:

	<u>Assets</u>
	<u>Measured at fair value through other comprehensive income</u>
	<u>Stock</u>
Beginning balances as of January 1, 2022	\$524,098
Acquisition	12,060
Disposal	(8,643)
Total gains recognized for the year ended December 31, 2022:	
Amount recognized in OCI (present in Unrealized gains or losses on measured at fair value through other comprehensive income equity instrument investment)	(87,389)
Ending balances as of December 31, 2022	<u>\$440,126</u>

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

	Assets
	Measured at fair value through other comprehensive income Stock
Beginning balances as of January 1, 2021	\$542,717
Capital deducted by cash	(8,540)
Disposal	(3,614)
Total gains recognized for the year ended December 31, 2021:	
Amount recognized in OCI (present in Unrealized gains or losses on measured at fair value through other comprehensive income equity instrument investment)	(6,465)
Ending balances as of December 31, 2021	\$524,098

Information on significant unobservable inputs to valuation

Description of significant unobservable inputs to valuation of recurring fair value measurements categorized within Level 3 of the fair value hierarchy is as follows:

As of December 31, 2022

	Valuation techniques	Significant unobservable inputs	Quantitative information	Relationship between inputs and fair value	Sensitivity of the input to fair value
Financial assets:					
Measured at fair value through other comprehensive income					
Stocks	Market approach	Earnings per share	7.82	The higher the earnings, the higher the fair value of the stocks	10% increase (decrease) in the earnings would result in increase (decrease) in the Group's equity by NT\$1,564 thousand.
Stocks	Income approach	Discount rate	16.35	The higher the discount rate, the lower the fair value of the stocks	10% increase (decrease) in the discount rate would result in increase (decrease) in the Group's equity by NT\$477 thousand.
Stocks	Asset approach	Discount for lack of marketability	20%~60%	The higher the discount for lack of marketability, the lower the fair value of the stocks	10% increase (decrease) in the discount for lack of marketability would result in (decrease) increase in the Group's equity by NT\$15,607 thousand.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

As of December 31, 2021

	Valuation techniques	Significant unobservable inputs	Quantitative information	Relationship between inputs and fair value	Sensitivity of the input to fair value
Financial assets:					
Measured at fair value					
through other comprehensive income					
Stocks	Market approach	Earnings per share	7.37	The higher the earnings, the higher the fair value of the stocks	10% increase (decrease) in the earnings would result in increase (decrease) in the Group's equity by NT\$1,474 thousand.
Stocks	Income approach	Discount rate	1~16.65	The higher the discount rate, the lower the fair value of the stocks	10% increase (decrease) in the discount rate would result in increase (decrease) in the Group's equity by NT\$2,379 thousand.
Stocks	Asset approach	Discount for lack of marketability	20%~60%	The higher the discount for lack of marketability, the lower the fair value of the stocks	10% increase (decrease) in the discount for lack of marketability would result in (decrease) increase in the Group's equity by NT\$48,471 thousand.

Valuation process used for fair value measurements categorized within Level 3 of the fair value hierarchy

The Group's Finance Department is responsible for validating the fair value measurements and ensuring that the results of the valuation are in line with market conditions, based on independent and reliable inputs which are consistent with other information, and represent exercisable prices. The Department analyses the movements in the values of assets and liabilities which are required to be re-measured or re-assessed as per the Group's accounting policies at each reporting date.

C. Fair value measurement hierarchy of the Group's assets and liabilities not measured at fair value but for which the fair value is disclosed

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

As of December 31, 2022

	Level 1	Level 2	Level 3	Total
Financial assets not measured at fair value but for which the fair value is disclosed:				
Investment properties (please refer to Note 6(10))	\$-	\$-	\$12,077,434	\$12,077,434

As of December 31, 2021

	Level 1	Level 2	Level 3	Total
Financial assets not measured at fair value but for which the fair value is disclosed:				
Investment properties (please refer to Note 6(10))	\$-	\$-	\$9,633,716	\$9,633,716

(9) Significant assets and liabilities denominated in foreign currencies

Information regarding the significant assets and liabilities denominated in foreign currencies is listed below:

(Unit: Foreign currency: thousands, NTD: thousands)
As of 31 December, 2022

	Foreign currencies	Foreign exchange rate	NTD
<u>Financial assets</u>			
Monetary items:			
USD	\$9,360	30.71	\$287,446
RMB	2,213	4.41	9,759
Non-monetary items:			
RMB	190,980	4.41	842,222

As of 31 December, 2021

	Foreign currencies	Foreign exchange rate	NTD
<u>Financial assets</u>			
Monetary items:			
USD	\$757	27.68	\$20,954
RMB	42,029	4.34	182,406
Non-monetary items:			
RMB	187,726	4.34	814,731

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

The above information is disclosed based on the carrying amount of foreign currency (after conversion of functional currency).

The Group's entities' functional currency is various, and hence is not able to disclose the information of exchange gains and losses of monetary financial assets and liabilities by each significant assets and liabilities denominated in foreign currencies.

The foreign exchange (losses) gain was NT\$(23,076) thousand and NT\$28,043 thousand for the years ended December 31, 2022 and 2021, respectively.

(10) Capital management

The primary objective of the Group's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximize shareholder value. The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust dividend payment to shareholders, return capital to shareholders or issue new shares.

13. Additional disclosure

(1) Information at significant transactions

- A. Financing provided to other: Please refer to Attachment 1.
- B. Endorsement/Guarantee provided to others: Please refer to Attachment 2.
- C. Securities held: Please refer to Attachment 3.
- D. Individual securities acquired or disposed of with accumulated amount exceeding the lower of NT\$300 million and 20 percent of the capital stock: None.
- E. Acquisition of individual real estate with amount exceeding the lower of NT\$300 million and 20 percent of the capital stock: Attachment 4.
- F. Disposal of individual real estate with amount exceeding the lower of NT\$300 million and 20 percent of the capital stock: Attachment 5.
- G. Related party transactions for purchases and sales amounts exceeding the lower of NT\$100 million and 20 percent of the capital stock: Attachment 6.
- H. Receivables from related parties with amounts exceeding the lower of NT\$100 million and 20 percent of capital stock: Attachment 7.
- I. Financial instruments and derivative transactions: None.
- J. Significant intercompany transactions between consolidated entities: Please refer to Attachment 8.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(2) Information on investees

Names, locations and other information of investee companies (not including investees in Mainland China): Please refer to Attachment 9.

(3) Information on investments in mainland China

A. Names, main businesses and products, total amount of paid-in capital, method of investment, accumulated outflow of investment from Taiwan, percentage of ownership, investment income recognized, carrying amount, accumulated inward remittance of earnings, and upper limit on investment of investees in Mainland China: Please refer to Attachment 10.

B. Directly or indirectly significant transactions through third regions with the investees in Mainland China, including price, payment terms, unrealized gain or loss, and other events with significant effects on the operating results and financial condition: Please refer to Attachment 1, and 2.

(4) Information of Major shareholders

List all shareholders with ownership of 5% or greater showing the name of the shareholder, the number of shares owned, and percentage of ownership of each shareholder: Please refer to Attachment 11.

14. Segment information

For management purposes, the Group is organized into business units based on their products and services and has four reportable operating segments as follows:

- (1) Pre-mixed concrete Segment in Taiwan: segment engages in productions and sales of pre-mixed concrete in Taiwan.
- (2) Pre-mixed concrete Segment in Mainland China: segment engages in productions and sales of pre-mixed concrete in Mainland China.
- (3) Others: segment engages in productions and sales of calcium silicate board, shipping, warehousing, construction and real estate rental.

No operating segments have been aggregated to form the above reportable operating segments.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured based on accounting policies consistent with those in the consolidated financial statements. However, income taxes are managed on a group basis and are not allocated to operating segments.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Transfer prices between operating segment are on an arm's length basis in a manner similar to transactions with third parties.

A. Information on profit or loss of the reportable segment:

For the year ended December 31, 2022

	Taiwan Segment	Pre-mixed concrete Segment in Mainland China	Subtotal	Other (Note1)	Adjustment and elimination (Note2)	Consolidated
Revenue						
External customer	\$16,870,045	\$2,432,478	19,302,523	\$1,976,257	\$-	\$21,278,780
Inter-segment	114,014	-	114,014	1,776,855	(1,890,869)	-
Total revenue	\$16,984,059	\$2,432,478	\$19,416,537	\$3,753,112	\$(1,890,869)	\$21,278,780
Segment profit	\$4,948,764	\$76,244	\$5,025,008	\$306,317	\$(203,326)	\$5,127,999

For the year ended December 31, 2021

	Taiwan Segment	Pre-mixed concrete Segment in Mainland China	Subtotal	Other (Note1)	Adjustment and elimination (Note2)	Consolidated
Revenue						
External customer	\$16,285,152	\$3,928,774	\$20,213,926	\$1,587,773	\$-	\$21,801,699
Inter-segment	76,518	-	76,518	1,203,947	(1,280,465)	-
Total revenue	\$16,361,670	\$3,928,774	\$20,290,444	\$2,791,720	\$(1,280,465)	\$21,801,699
Segment profit	\$3,473,305	\$316,479	\$3,789,784	\$316,842	\$(460,296)	\$3,646,330

Note 1: Revenue from Taiwan Segment, Cement Segment in Mainland China and Pre-mixed concrete Segment in Mainland China that are operating segments that do not meet the quantitative thresholds for reportable segments.

Note 2: Inter-segment revenue is eliminated on consolidation and recorded under the "adjustment and elimination" column. All other adjustments and eliminations are disclosed below.

English Translation of Financial Statements Originally Issued in Chinese
GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS-(Continued)
(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

B. Information on assets and liabilities of the reportable segment:

The following table presents segment assets and liabilities of the Group's operating segments as of December 31, 2022 and 2021:

As of December 31, 2022

	Taiwan Segment	Pre-mixed concrete Segment in Mainland China	Subtotal	Other	Adjustment and elimination	Consolidated
Assets						
Investment accounted for under the equity method	\$15,738	\$844,831	\$860,569	\$-	\$-	\$860,569
Segment assets	\$34,180,943	\$4,659,911	\$38,840,854	\$13,876,658	\$(13,766,429)	\$38,951,083
Segment liabilities	\$10,915,461	\$1,305,453	\$12,220,914	\$3,503,393	\$(1,170,280)	\$14,554,027

As of December 31, 2021

	Taiwan Segment	Pre-mixed concrete Segment in Mainland China	Subtotal	Other	Adjustment and elimination	Consolidated
Assets						
Investment accounted for under the equity method	\$24,027	\$814,731	\$838,758	\$-	\$-	\$838,758
Segment assets	\$30,612,203	\$4,876,091	\$35,488,294	\$13,074,661	\$(12,802,472)	\$35,760,483
Segment liabilities	\$9,221,945	\$1,638,959	\$10,860,904	\$3,170,322	\$(776,590)	\$13,254,636

(Unit: Foreign currency: thousands, NTD: thousands)

No. (Note 1)	Name of financing provider	Name of counter party	Account (Note 2)	Maximum balance for the period	Ending balance	Actual amount provided	Interest rate	Nature of financing activity (Note 3)	Amount of sales to (purchase from) counter-party	Reason for financing	Allowance for doubtful accounts	Assets pledged		Limit of financing amount for individual counter-party (Note 4)	Limit of total financing amount (Note 4)
												Item	Value		
1	REI SHIN CONSTRUCTION CO., LTD.	GOLDSUN BUILDING MATERIALS CO., LTD.	Other receivable	NTS 550,000	NTS 550,000	NTS 450,000	0.8%~1.25%	2	-	Operating	-	-	-	NTS 773,505	NTS 773,505
2	KUOYUNG CONSTRUCTION & ENGINEERING CO., LTD.	GIMPO MARINE CO., LTD.	Other receivable	NTS 110,000	NTS 110,000	NTS 91,000	1.45%~1.98%	2	-	Operating	-	-	-	NTS 161,502	NTS 161,502
		GOLDSUN NIHON CEMENT CO., LTD.	Other receivable	NTS 30,000	NTS 30,000	-	-	2	-	Operating	-	-	-	NTS 161,502	NTS 161,502
3	YUAN SHUN MARITIME LTD.	HUI SHUN MARITIME LTD.	Other receivable	US\$ 4,560 (NTD 144,990)	US\$ 4,500 (NTD 138,195)	US\$ 3,400 (NTD 104,414)	1%~2%	2	-	Operating	-	-	-	US\$ 30,410 (NTS 933,884)	US\$ 30,410 (NTS 933,884)
		FENG SHUN MARITIME LTD.	Other receivable	US\$ 2,000 (NTD 64,440)	US\$ 2,000 (NTD 61,420)	US\$ 1,600 (NTD 49,136)	2.00%	2	-	Operating	-	-	-	US\$ 30,410 (NTS 933,884)	US\$ 30,410 (NTS 933,884)
		JIN SHUN MARITIME LTD.	Other receivable	US\$ 1,000 (NTD 30,890)	US\$ 1,000 (NTD 30,710)	-	-	2	-	Operating	-	-	-	US\$ 30,410 (NTS 933,884)	US\$ 30,410 (NTS 933,884)
4	JIN SHUN MARITIME LTD.	HUI SHUN MARITIME LTD.	Other receivable	US\$ 1,500 (NTD 44,910)	-	-	-	2	-	Operating	-	-	-	US\$ 28,459 (NTS 873,986)	US\$ 28,459 (NTS 873,986)
		GOLDSUN BUILDING MATERIALS CO., LTD.	Other receivable	US\$ 1,000 (NTD 29,940)	-	-	-	2	-	Operating	-	-	-	US\$ 28,459 (NTS 873,986)	US\$ 28,459 (NTS 873,986)
5	JING SHUN MARITIME LTD.	GOLDSUN BUILDING MATERIALS CO., LTD.	Other receivable	US\$ 600 (NTD 18,264)	-	-	-	2	-	Operating	-	-	-	US\$ 19,948 (NTS 612,596)	US\$ 19,948 (NTS 612,596)
6	GOLDSUN CONCRETE (SUZHOU) CO., LTD.	GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	Other receivable	RMB 102,268 (NTS 451,000)	RMB 100,000 (NTS 441,000)	RMB 45,000 (NTS 198,450)	2.01%	2	-	Operating	-	-	-	RMB 196,722 (NTS 867,546)	RMB 196,722 (NTS 867,546)
		GOLDSUN CONCRETE (WUJIANG) CO., LTD.	Other receivable	RMB 81,814 (NTS 360,800)	RMB 80,000 (NTS 352,800)	-	-	2	-	Operating	-	-	-	RMB 196,722 (NTS 867,546)	RMB 196,722 (NTS 867,546)
		GOLDSUN CONCRETE (CHANGSHU) CO., LTD.	Other receivable	RMB 81,814 (NTS 360,800)	RMB 80,000 (NTS 352,800)	-	-	2	-	Operating	-	-	-	RMB 196,722 (NTS 867,546)	RMB 196,722 (NTS 867,546)
7	GOLDSUN CONCRETE (CHANGSHU) CO., LTD.	GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	Other receivable	RMB 102,268 (NTS 451,000)	NTS 100,000 (NTS 441,000)	NTS 42,000 NTS 185,220	2.01%	2	-	Operating	-	-	-	RMB 275,207 (NTS 1,213,664)	RMB 275,207 (NTS 1,213,664)
		GOLDSUN CONCRETE (WUJIANG) CO., LTD.	Other receivable	RMB 81,814 (NTS 360,800)	RMB 80,000 (NTS 352,800)	-	-	2	-	Operating	-	-	-	RMB 275,207 (NTS 1,213,664)	RMB 275,207 (NTS 1,213,664)
		GOLDSUN CONCRETE (SUZHOU) CO., LTD.	Other receivable	RMB 81,814 (NTS 360,800)	RMB 80,000 (NTS 352,800)	-	-	2	-	Operating	-	-	-	RMB 275,207 (NTS 1,213,664)	RMB 275,207 (NTS 1,213,664)
8	GOLDSUN CONCRETE (WUJIANG) CO., LTD.	GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	Other receivable	RMB 102,268 (NTS 451,000)	RMB 100,000 (NTD 441,000)	-	-	2	-	Operating	-	-	-	(NTS 340,510) (NTS 1,501,650)	RMB 340,510 (NTS 1,501,650)
		GOLDSUN CONCRETE (SUZHOU) CO., LTD.	Other receivable	RMB 81,814 (NTS 360,800)	RMB 80,000 (NTD 352,800)	-	-	2	-	Operating	-	-	-	RMB 340,510 (NTS 1,501,650)	RMB 340,510 (NTS 1,501,650)

(Unit: Foreign currency: thousands, NTD: thousands)

No. (Note 1)	Name of financing provider	Name of counter party	Account (Note 2)	Maximum balance for the period	Ending balance	Actual amount provided	Interest rate	Nature of financing activity (Note 3)	Amount of sales to (purchase from) counter-party	Reason for financing	Allowance for doubtful accounts	Assets pledged		Limit of financing amount for individual counter-party (Note 4)	Limit of total financing amount (Note 4)
												Item	Value		
9	GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	GOLDSUN CONCRETE (CHANGSHU) CO., LTD.	Other receivable	RMB 81,814 (NT\$ 360,800)	RMB 80,000 (NT\$ 352,800)	-	-	2	-	Operating	-	-	-	RMB 340,510 RMB 1,501,650	RMB 340,510 (NT\$ 1,501,650)
		GOLDSUN CONCRETE (SUZHOU) CO., LTD.	Other receivable	RMB 81,814 (NT\$ 360,800)	RMB 80,000 (NT\$ 352,800)	-	-	2	-	Operating	-	-	-	RMB 317,252 (NT\$ 1,399,080)	RMB 317,252 (NT\$ 1,399,080)
		GOLDSUN CONCRETE (WUJIANG) CO., LTD.	Other receivable	RMB 81,814 (NT\$ 360,800)	RMB 80,000 (NT\$ 352,800)	-	-	2	-	Operating	-	-	-	RMB 317,252 (NT\$ 1,399,080)	RMB 317,252 (NT\$ 1,399,080)
		GOLDSUN CONCRETE (CHANGSHU) CO., LTD.	Other receivable	RMB 81,814 (NT\$ 360,800)	RMB 80,000 (NT\$ 352,800)	-	-	2	-	Operating	-	-	-	RMB 317,252 (NT\$ 1,399,080)	RMB 317,252 (NT\$ 1,399,080)

Note 1: The parent company and its subsidiaries are coded as follows:

(1) The parent company is coded "0".

(2) The subsidiaries are coded consecutively beginning from "1" in the order presented in the table above.

Note 2: Fill in if the nature of financial statement account is financing.

Note 3: The method of filling out the capital loan and nature is:

(1) For business transactions fill in "1"

(2) For short-term financing funds necessity fill in "2"

Note 4: YUAN SHUN MARITIME LTD., JIN SHUN MARITIME LTD., JING SHUN MARITIME LTD., GOLDSUN CONCRETE (SUZHOU) CO., LTD., GOLDSUN CONCRETE (CHANGSHU) CO., LTD., and GOLDSUN CONCRETE (WUJIANG) CO., LTD.,

GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD. shall not exceed double of the net asset value from the latest financial statement. RUEI SHIN CONSTRUCTIN CO., LTD and KUOYUNG CONSTRUCTION & ENGINEERING CO., LTD. shall not exceed the 40% net asset value from the latest financial statement.

Note 5: GOLDSUN CONCRETE (WUJIANG) CO., LTD., GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD., GOLDSUN CONCRETE (CHANGSHU) CO., LTD., and GOLDSUN CONCRETE (SUZHOU) CO., LTD.'s

ending balance would be duplicate calculated in collaboration. Actual ending balance was RMB\$80,000 thousand except RMB\$100,000 thousand of GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD. The ending balance didn't exceed the limit.

(Unit: Foreign currency: thousands, NTD: thousands)

No. (Note 1)	Name of endorsers	Endorsee		Endorsement limit for a single entity (Note 3)	Maximum balance for the period (Note 4)	Ending balance (Note 5)	Actual amount provided (Note 6)	Amount of collateral guarantee/endorsement	Percentage of accumulated guarantee amount to net assets value from the latest financial statement	Limit of total guarantee/endorsement amount (Note 3)	Guarantee provided by Parent Company (Note 7)	Guarantee provided by A Subsidiary (Note 7)	Guarantee provided to Subsidiaries in Mainland China (Note 7)
		Name of endorsees	Relationship (Note 2)										
1	REI SHIN CONSTRUCTIN CO., LTD	GOLDSUN BUILDING MATERIALS CO., LTD.	3	\$3,867,523	\$2,700,000	\$2,700,000	\$600,000	\$-	139.62%	\$3,867,523		Y	
2	REIXIN ASSET MANAGEMENT INC.	GOLDSUN BUILDING MATERIALS CO., LTD.	3	2,235,621	884,000	884,000	-	-	79.08%	2,235,621		Y	
3	GOLDSUN CONCRETE (CHANGSHU) CO., LTD.	GOLDSUN CONCRETE (SUZHOU) CO., LTD. and other two companies	4	3,034,160	1,804,000	1,764,000	268,393	-	290.69%	3,034,160			Y
4	GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	GOLDSUN CONCRETE (SUZHOU) CO., LTD. and other two companies	4	3,497,700	1,804,000	1,764,000	134,218	-	252.17%	3,497,700			Y
5	GOLDSUN CONCRETE (WUJIANG) CO., LTD.	GOLDSUN CONCRETE (SUZHOU) CO., LTD. and other two companies	4	3,754,125	1,804,000	1,764,000	238,691	-	234.94%	3,754,125			Y

Note 1: The parent company and its subsidiaries are coded as follows:

- (1) The parent company is coded "0".
- (2) The subsidiaries are coded consecutively beginning from "1" in the order presented in the table above.

Note 2: Relationship between the endorser/guarantor and the party being endorsed/guaranteed is classified into the following six categories:

- (1) Having business relationship.
- (2) The endorser/guarantor parent company owns directly more than 50% voting shares of the endorsed/guaranteed subsidiary.
- (3) The endorser/guarantor parent company and its subsidiaries jointly own more than 50% voting shares of the endorsed/guaranteed company.
- (4) The endorsed/guaranteed parent company directly or indirectly owns more than 90% voting shares of the endorser/guarantor subsidiary.
- (5) Mutual guarantee of the trade as required by the construction contract.
- (6) Due to joint venture, each shareholder provides endorsements/guarantees to the endorsed/guaranteed company in proportion to its ownership.
- (7) Industry partners who are engaged in the sales of pre-construction homes and conduct joint guarantee for the performance of contract based on Consumer Protection Act.

Note 3: The procedure of endorsement is showed as the follows:

- (1) For the Company, the endorsement / guarantee amount limit for a single entity that shall not exceed 50% of the Company's net asset value from the latest financial statement; the total amount shall not exceed 50% of net asset value from the latest financial statement.
- (2) REI SHIN CONSTRUCTIN CO., LTD and REIXIN ASSET MANAGEMENT INC. endorsement / guarantee amount limit for a single entity and total that shall not exceed double of the net asset value from the latest financial statement.
Other subsidiary, the endorsement / guarantee amount limit for a single entity and total that should not exceed 500% net assets value both from the latest financial statement.

Note 4: The maximum endorsements/guarantees amount current year.

Note 5: All endorsements/guarantees that have been approved by bank shall be calculated in ending balance.

Note 6: Please fill in the actual amount provided by the endorsers.

Note 7: Parent company endorsed/guaranteed for the subsidiaries, subsidiaries endorsed/guaranteed for the parent company, or endorsement/guarantee for entities in China shall fill in "Y".

Names of companies held	Type and name of securities	Relationship with the Company	Financial statement account	December 31, 2022				Remark
				Units (thousand) / bonds / shares (thousand)	Carrying amount	Percentage of ownership (%)	Fair value/Net assets value	
GOLDSUN BUILDING MATERIALS CO., LTD.	Stock-							
	TAIWAN CEMENT CORPORATION		Financial assets at fair value through other comprehensive income, current	18,478,794	\$621,811	-	\$621,811	12,300 thousand shares provide for loan guarantee
	KINPO ELECTRONICS, INC.		Financial assets at fair value through other comprehensive income, current	1,000,000	\$13,500	-	13,500	
	TAIWAN SECOM CO., LTD	Investor under the equity method	Financial assets at fair value through other comprehensive income, non-current	5,935,000	593,500	1%	593,500	4,200 thousand shares provide for loan guarantee
	TAIWAN SHIN KONG SECURITY CO.,LTD		Financial assets at fair value through other comprehensive income, non-current	20,000	782	-	782	
	TAIWAN AIRPORT SERVICE CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	7,405,200	54,873	17%	54,873	7,405 thousand shares provide for loan guarantee
	OVERSEAS INVESTMENT & DEVELOPMENT CORP.		Financial assets at fair value through other comprehensive income, non-current	2,000,000	15,640	2%	15,640	
	ANFENG SPRING ENTERPRISE CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	150,000	2,452	5%	2,452	
	CHINESE PRODUCTS PROMOTION CENTRE		Financial assets at fair value through other comprehensive income, non-current	1,334	-	-	-	
	MING REN LU CONCRETE CO., Ltd.		Financial assets at fair value through other comprehensive income, non-current	200,000	2,000	9%	2,000	
	REGENERATED CONCRETE CO., Ltd.		Financial assets at fair value through other comprehensive income, non-current	300,000	3,000	9%	3,000	
EVERTERMINAL CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	714,826	16,434	1%	16,434		
CHI HSIANG BROWNSTONE CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	6,300	7,060	18%	7,060		
KUNYUNG CONSTRUCTION & ENGINEERING CO., LTD	Stock-							
	GOLDSUN BUILDING MATERIALS CO., LTD.	Parent Company	Financial assets at fair value through other comprehensive income, non-current	238,323	6,018	-	6,018	Included in treasury shares
	TAIWAN CEMENT CORPORATION		Financial assets at fair value through other comprehensive income, current	923,939	31,091	-	31,091	
	TAIWAN SECOM CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	2,000,000	200,000	-	200,000	
REIXIN ASSET MANAGEMENT CO., LTD.	Stock-							
GOLDSUN BUILDING MATERIALS CO., LTD.	Parent Company	Financial assets at fair value through other comprehensive income, non-current	2,877,785	72,664	-	72,664	Included in treasury shares	
TAIWAN BUILDING MATERIALS (HONG KONG) LIMITED	Capital-							
	FUZHOU SANSHUN STONE MATERIAL CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	-	320,313	19%	320,313	
	FUJIAN HENGZHONG SAND STONE CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	-	18,354	19%	18,354	

Attachment 4 : Acquisition of individual real estate with amount exceeding the lower of NT\$300 million and 20 percent of the capital stock for the year ended December 31, 2022

(Unit: NTD: thousands)

Company name	Name of property	Transaction date (Note 1)	Transaction amount	Status of payment	Counterparty	Relationship with the Company	If the counter-party is a related party, disclose the previous transfer information				References for determining price	Purpose of acquisition and current condition	Other terms
							Owner	Relationship with the Company	Transfer date	Amount			
Goldsun Building Materials Co., Ltd.	Parcel number 91-11, 91-12, 91-13, 91-14, 91-15 and 91-16 for the 6 plots of land on the Jiuzong Section of Neihu District in Taipei City	May 6, 2022	\$2,076,100	Based on contract terms	Note 2	Unrelated party	Not applicable	Not applicable	Not applicable	Not applicable	In response to the Company's long-term development and planning	Determined at prices agreed on by both parties upon negotiation or through price comparison with reference to appraisal reports issued by professional appraisal institutions	None

Note 1: The date of occurrence is the date of board resolution.

Note 2: The transaction counterparty is a natural person and is not a related person of the Company, so the name may be exempt from being disclosed.

Attachment 5: Disposal of individual real estate with amount exceeding the lower of NT\$300 million and 20 percent of the capital stock for the year ended December 31, 2022

(Unit:Foreign currency: thousands, NTD: thousands)

Real estate disposed by	Real estate	Transaction date or date of the event (Note 5)	Acquisition date	Carrying value	Transaction amount (Note 4)	Status of collection of proceeds	Gain (loss) on disposal	Counterparty	Relationship with the seller	Reason for disposal	Price reference	Other terms
GOLDSUN BUILDING MATERIALS CO., LTD.	Wannei St., Sanmin Dist., Kaohsiung City No.763 The land ownership :1/2	November 15,2021	March 15,1993	\$573,315	\$2,316,496	Based on contract terms	\$1,743,181	Bijiang Enterprises Co., Ltd	Unrelated party	Optimize assets and Enrich the working capital of the Company	Determined at prices agreed on by both parties upon negotiation or through price comparison with reference to appraisal reports issued by professional appraisal institutions	None
	No. 427, Minzu 1st Rd., Sanmin Dist., Kaohsiung City The building ownership :1/2		July 1,2001	-								

Note 1: The disposal of assets shall be appraised, the appraisal results need to be noted in the "Price reference" column.

Note 2: Paid-in capital referred to herein is the paid-in capital of parent company. In the case that shares were issued with no par value or a par value other than NT\$10 per share, the 20 % of paid-in capital shall be replaced by 10% of equity attributable to owners of the parent in the calculation.

Note 3: Transaction date or date of the event, refers to the date of signing the transaction, the date of payment, the date of entrustment transaction, the date of transfer, the date of resolution of the board of directors or the date on which the transaction object and transaction amount are fully funded.

Note 4: The amount is total amount of the contract deduct land value increment tax, business tax and related necessary expenses.

Note 5: The date is contract signing date, the Company transferred the use right to buyer and registered on January 3, 2022.

Attachment 6:Related party transactions for purchases and sales amounts exceeding the lower of NT\$100 million and 20 percent of capital stock for the year ended December 31, 2022

(Unit:Foreign currency: thousands, NTD: thousands)

Company	Related party	Relationship	Transactions				Details of non-arm's length transaction		Notes and accounts receivable (payable)		Note
			Purchases (Sales)	Amount	Percentage of total purchases (sales)	Term	Unit Price	Term	Balance	Percentage of total receivables (payable)	
GOLDSUN BUILDING MATERIALS CO., LTD.	GOLDSUN EXPRESS & LOGISTICS CO., LTD.	Associate Company	(Note)	\$513,693	(Note)	Net 30 days	\$-	-	\$(102,121)	(5.83)%	
GOLDSUN BUILDING MATERIALS CO., LTD.	GOLDSUN NIHON CEMENT CO., LTD.	Subsidiary	Operating Cost	971,479	-9%	Net 30 days	-	-	(113,590)	(6.49)%	
GOLDSUN BUILDING MATERIALS CO., LTD.	TAIPEI PORT TERMINAL CO., LTD.	Subsidiary	Operating Cost	473,977	-4%	Net 30 days	-	-	(101,565)	(5.80)%	
GOLDSUN NIHON CEMENT CO., LTD.	GOLDSUN BUILDING MATERIALS CO., LTD.	Parent company	Operating Income	(971,479)	88%	Net 30 days	-	-	113,590	99.98 %	
TAIPEI PORT TERMINAL CO., LTD.	GOLDSUN BUILDING MATERIALS CO., LTD.	Parent company	Operating Income	(473,977)	81%	Net 30 days	-	-	101,565	92.99 %	

Note : The Company provided the services of shipping cement to GOLDSUN BUILDING MATERIALS CO., LTD. and the related amount was recorded as other operating income.

Attachment 7: Receivables from related parties with amounts exceeding the lower of NT\$100 million and 20 percent of capital stock as of December 31, 2022

(Unit:Foreign currency: thousands, NTD: thousands)

Related Party	Company Name	Relationship	Ending Balance	Turnover Rate (%)	Overdue		Amounts Received in Subsequent	Allowance for Impairment
					Amount	Actions Taken		
TAIPEI PORT TERMINAL CO., LTD.	GOLDSUN BUILDING MATERIALS CO., LTD.	Parent Company	\$101,565	-	\$-	-	\$101,565	\$-
GOLDSUN NIHON CEMENT CO., LTD.	GOLDSUN BUILDING MATERIALS CO., LTD.	Parent Company	113,590	-	\$-	-	113,590	\$-

Attachment 8: Significant intercompany transactions between consolidated entities for the year ended December 31, 2022

(Unit: Foreign currency: thousands, NTD: thousands)

No.	Company	Counter-party	Relationship	Account	Amount	Term	As a percentage of total assets or revenues
	<u>Year of 2022</u>						
0	GOLDSUN BUILDING MATERIALS CO., LTD.	WELLPOOL CO., LTD.	1	Sales revenue	\$74,504	(Note 4)	0.35%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	WELLPOOL CO., LTD.	1	Accounts receivables	29,159	(Note 4)	0.07%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	GOLDSUN NIHON CEMENT CO., LTD.	1	Cost of goods sold	971,479	(Note 4)	4.57%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	GOLDSUN NIHON CEMENT CO., LTD.	1	Accounts payable	113,590	(Note 4)	0.29%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	REI SHIN CONSTRUCTIN CO., LTD	1	Sales revenue	20,800	(Note 4)	0.05%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	GIMPO MARINE CO., LTD.	1	Cost of goods sold	56,312	(Note 4)	0.26%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	TAIPEI PORT TERMINAL COMPANY LIMITED	1	Cost of goods sold	473,977	(Note 4)	2.23%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	TAIPEI PORT TERMINAL COMPANY LIMITED	1	Accounts payable	101,565	(Note 4)	0.26%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	JIN SHUN MARITIME LTD.	1	Cost of goods sold	32,226	(Note 4)	0.15%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	YUAN SHUN MARITIME LTD.	1	Cost of goods sold	26,278	(Note 4)	0.12%
1	RUEI SHIN CONSTRUCTIN CO., LTD	GOLDSUN BUILDING MATERIALS CO., LTD.	2	Other operating income	23,198	(Note 4)	0.11%

Note 1: Information about related party transactions should be stated. The numbers of each company are illustrated as follows:

- (1) 0 is for the parent company.
- (2) Each subsidiary is numbered from 1.

Note 2: The relationship between related parties are as follows:

- (1) Parent company and subsidiary.
- (2) Subsidiary and Parent company.
- (3) Subsidiary and subsidiary.

Note 3: Transaction amount is stated as a ratio of total assets or total revenues. Ratios of assets or liabilities accounts are calculated as ending balance divided by total assets, and ratios of profit or loss accounts are calculated as accumulated amount for the year divided by total revenues.

Note 4: The Company's sales to related parties are handled according to the general sales conditions; its collection period is equivalent to ordinary customers.

Note 5: This table includes transactions for amounts over \$10,000 thousand.

(Unit:Foreign currency: thousands, NTD: thousands)

Investor Company	Investee Company	Location	Main business and products	Original / investment amount		Investment as of December 31, 2022			Net income (loss) of investee company	Investment income (loss) recognized	Note
				Ending balance	Beginning balance	Number of shares	Percentage of ownership (%)	Book value			
GOLDSUN BUILDING MATERIALS CO., LTD.	KUNYUNG CONSTRUCTION & ENGINEERING CO., LTD	Taipei, TW	Construction of civil and architectural construction projects	\$835,000	\$835,000	30,000,000	100%	\$397,827	\$14,360	\$13,907	15,000 thousand shares provide for loan guarantee
	REI SHIN CONSTRUCTION CO., LTD	Taipei, TW	Real estate rental, sale and development	-	-	80,000,000	100%	1,584,942	6,456	6,614	
	WELLPOOL CO., LTD.	Taipei, TW	Sales of calcium silicate board and other boards	303,653	303,653	18,280,389	51%	563,583	187,628	95,131	
	GOLDSUN NIHON CEMENT CO., LTD.	Kaohsiung, TW	Cement import and sale	119,121	119,121	11,460,000	59%	155,536	23,122	13,589	
	TAIPEI PORT TERMINAL COMPANY LIMITED	Taipei, TW	International trade, warehousing and tally packaging	2,477,200	2,477,200	250,000,000	100%	2,477,455	(4,951)	(4,720)	
	HWA YA DEVELOPMENT CO., LTD.	Taipei, TW	Hotel operator	284,928	196,928	24,514,108	41%	244,065	(6,894)	(2,642)	
	GOYU BUILDING MATERIALS CO., LTD.	Chiayi, TW	Sales of building materials	280,000	280,000	28,000,000	70%	256,299	10,268	7,707	
	GIMPO MARINE CO., LTD.	New Taipei City, TW	Shipping	100,000	100,000	10,000,000	100%	94,608	5,302	5,302	
	REIXIN ASSET MANAGEMENT INC.	Taipei, TW	Real estate rental, sale and development	(Note)	(Note)	100,000,000	100%	1,045,206	(408)	(5,528)	
	LAKE VERNICIA DEVELOPMENT COMPANY	Taipei, TW	Crop cultivation, special crop cultivation, and edible mushroom cultivation	1,000	1,000	100,000	100%	374	(236)	(236)	
GALC INC.	Taipei, TW	Construction and architectural works	21,000	21,000	2,100,000	70%	28,188	10,107	7,075		

ATTACHMENT 9: Names, locations and related information of investee companies (Not including investment in Mainland China) for the year ended December 31, 2022

(Unit:Foreign currency: thousands, NTD: thousands)

Investor Company	Investee Company	Location	Main business and products	Original / investment amount		Investment as of December 31, 2022			Net income (loss) of investee company	Investment income (loss) recognized	Note
				Ending balance	Beginning balance	Number of shares	Percentage of ownership (%)	Book value			
GOLDSUN BUILDING MATERIALS CO., LTD.	JIN SHUN MARITIME LTD.	Hong Kong	Shipping	\$583,591 (USD 19,000)	\$314,216 (USD 10,000)	148,200,000	100%	\$436,993	\$38,144	\$38,144	
	YUAN SHUN MARITIME LTD.	Hong Kong	Shipping	466,588 (USD 15,150)	466,588 (USD 15,150)	118,170,000	100%	466,942	1,631	1,631	
	JING SHUN MARITIME LTD.	Hong Kong	Shipping	307,970 (USD 10,000)	307,970 (USD 10,000)	10,000,001	100%	306,298	(777)	(777)	
	FENG SHUN MARITIME LTD.	Hong Kong	Shipping	192,481 (USD 6,250)	192,481 (USD 6,250)	6,250,001	100%	173,623	(17,724)	(17,724)	
	HUI SHUN MARITIME LTD.	Hong Kong	Shipping	(USD 253,931) (USD 9,000)	- -	9,000,001	100%	245,428	(29,964)	(29,964)	
	EASE GREAT INVESTMENTS LTD.	Samoa	Investment and holding	2,334,183 (USD 59,640)	2,334,183 USD 59,640	59,640,000	100%	3,354,459	71,430	71,430	
	TAIWAN BUILDING MATERIALS (HONG KONG) LIMITED	Hong Kong	Investment	480,289 (USD 15,436)	480,289 (USD 15,436)	116,686,664	100%	339,431	(265)	(265)	
	RAIXIN QUALITY PRODUCTS LTD.	Taipei, TW	Upholstery and sales of furniture	66,386	66,386	5,421,023	39%	15,738	(21,291)	(8,289)	Associates
WELLPOOL CO., LTD.	GAPE-GOLDSUN CORPORATION	Taipei, TW	Sales of calcium silicate board and other boards	1,283	1,283	100,000	100%	1,493	13	-	
EASE GREAT INVESTMENTS LTD.	GREAT SMART LTD.	Cayman	Investment and holding	629,364 (USD 19,390)	629,364 (USD 19,390)	19,390,000	100%	859,418	14,659	-	
	GOLDSUN INTERNATIONAL DEVELOPMENT CORP.	Cayman	Investment and holding	1,316,300 (USD 40,100)	1,316,300 (USD 40,100)	40,100,000	100%	2,492,642	56,829	-	

Note 1: RUEI SHIN CONSTRUCCION CO., LTD., a subsidiary, independently operated business to a newly incorporated company, REIXIN ASSET MANAGEMENT INC., that the Company own 100% share.

The transferred business value is estimated 1,000,000 thousand. The Company transferred part of its obtained 100,000 thousand new shares issued by REIXIN ASSET MANAGEMENT INC. as consideration. The division reference date was January 1, 2020.

(Unit:Foreign currency: thousands, NTD: thousands)

Investee Company	Main business and products	Total amount of paid-in capital	Method of investment	Accumulated outflow of investment from Taiwan as of January 1, 2022	Investment flows		Accumulated outflow of investment from Taiwan as of December 31, 2022	Net income (loss) of investee Company	Percentage of ownership	Investment income (loss) recognized	Carrying value as of December 31, 2022	Accumulated inward remittance of earnings as of December 31, 2022
					Outflow	Inflow						
GOLDSUN CONCRETE (SUZHOU) CO., LTD.	Production and sales of ready-mixed concrete and cement products	\$402,217 (USD 11,882)	(Note 1)	\$402,217 (USD 11,882)	\$-	\$-	\$402,217 (USD 11,882)	\$1,982 (Note 4)	100%	\$1,982 (Note 4)	\$433,773 (Note 4)	\$33,567
GOLDSUN (CHANGSHU) CONCRETE CO., LTD.	Production and sales of ready-mixed concrete and cement products	459,388 (USD 14,200)	(Note 1)	459,388 (USD 14,200)	-	-	459,388 (USD 14,200)	15,446 (Note 4)	100%	15,446 (Note 4)	606,832 (Note 4)	242,608
GOLDSUN CONCRETE (WUJIANG) CO., LTD.	Production and sales of ready-mixed concrete and cement products	197,939 (USD 5,960)	(Note 1)	197,939 (USD 5,960)	-	-	197,939 (USD 5,960)	4,061 (Note 4)	100%	4,061 (Note 4)	750,825 (Note 4)	-
GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	Production and sales of ready-mixed concrete and	198,527 (USD 5,960)	(Note 1)	198,527 (USD 5,960)	-	-	198,527 (USD 5,960)	35,693 (Note 4)	100%	35,693 (Note 4)	699,540 (Note 4)	-
LIANYUAN CONCH CEMENT CO., LTD.	Cement production and distribution	2,383,120 (USD 74,800)	(Note 2)	376,549 (USD 10,800)	-	-	376,549 (USD 10,800)	99,022 (Note 4)	20%	19,804 (Note 4)	844,831 (Note 4)	145,190
FUZHOU SANSHUN STONE MATERIAL CO., LTD.	Sandstone processing	1,016,143 (USD 33,503)	(Note 3)	453,555 (USD 14,566)	-	-	453,555 (USD 14,566)	-	19%	-	320,313 (Note 5)	-
FUJIAN HENGZHONG SAND STONE CO., LTD.(Note9)	Sandstone processing	134,790 (RMB 30,000)	(Note 3)	24,777 (USD 810)	-	-	24,777 (USD 810)	-	19%	-	18,354 (Note 5)	-

Accumulated investment in Mainland China as of December 31, 2022	Investment amounts authorized by Investment Commission, MOEA	Upper limit on investment
\$3,138,413 (USD 95,580)	\$1,457,136 (USD 52,642)	\$14,638,234 (Note 6)

Note 1: The Company established EASE GREAT INVESTMENTS LTD. in a third region. The Company reinvested in GOLDSUN INTERNATIONAL DEVELOPMENT CORP. (through EASE GREAT INVESTMENTS LTD.) and then invested in Mainland China.

Note 2: The Company established EASE GREAT INVESTMENTS LTD. in a third region. The Company reinvested in GREAT SMART LTD. (through EASE GREAT INVESTMENTS LTD.) and then invested in Mainland China.

Note 3: The Company established TAIWAN BUILDING MATERIALS (HONG KONG) LIMITED. in a third region and then invested in Mainland China.

Note 4: Amount was recognized based on the audited financial statements.

Note 5: The company recognized the investment as "Financial assets at fair value through other comprehensive income, non-current".

Note 6: Based on the new regulations issued by the Investment Commission of the Ministry of Economic Affairs (MOEA) in 2008, The ceiling amount of Investment limits on mainland China was 60% of consolidated net worth or net worth (higher).

Attachment 11: Information of Major Shareholder as of December 31, 2022

(Unit: share)

Shares/Name	Number of shares		Percentage of ownership (%)
	Ordinary Stock	Preferred stock	
SHIN LAN ENTERPRISE INC.	80,995,341	-	6.86%
TAIWAN SECOM CO., LTD.	77,705,747	-	6.58%

Note 1: The information of major shareholders presented in this table is provided by the Taiwan Depository & Clearing Corporation based on the number of ordinary shares and preference shares held by shareholders with ownership of 5% or greater, that have been issued without physical registration (including treasury shares) by the Company as of the last business day for the current quarter. The share capital in the consolidated financial statements may differ from the actual number of shares that have been issued without physical registration because of different preparation basis.

Note 2: If a shareholder delivers the shareholdings to the trust, the above information will be disclosed by the individual trustor who opened the trust account. For shareholders who declare insider shareholdings with ownership greater than 10% in accordance with the Security and Exchange Act, the shareholdings include shares held by shareholders and those delivered to the trust over which shareholders have rights to determine the use of trust property. For information relating to insider shareholding declaration, please refer to the Market Observation Post System.

Note 3: The preparation of the table is done by calculating the distribution of the balance of each credit transactions based on the shareholder registers (not buying to cover) whose shares are suspended for transfer for the shareholder extraordinary meeting.

Note 4: Shareholding percentage (%) = The total number of shares held by the shareholder / The total number of shares that have been delivered without physical registration.

Note 5: The total number of shares (including treasury shares) that have been delivered without physical registration is 1,180,000,000 shares = 1,180,000,000 shares (ordinary shares) + 0 shares (preferred shares).